

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0203-ELEGANCE RUSSELL, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** increase retaining wall height; and **3)** reduce driveway throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on 6.12 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/rg/cv  
(For possible action)

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RELATED INFORMATION:

**APN:**

161-34-501-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking lot landscaping where required per Section 30.04.01D.
2. Increase the retaining wall height along the east property line up to 5 feet where 3 feet is allowed per Section 30.04.03C (a 67% increase).
3. Reduce the driveway throat depth located at the southeast corner of the site along Russell Road to 80 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

**LAND USE PLAN:**

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 6.12
- Number of Units: 162
- Density (du/ac): 26.5
- Project Type: Multi-family residential development (affordable housing)
- Number of Stories: 3 (Building Type 1, 2, 3 & 4)/1 (Clubhouse)
- Building Height (feet): 46 (Building Type 1, 2, 3 & 4)/24 (Clubhouse)
- Square Fee: 16,402 (Building Type 1)/ 10,126 (Building Type 2)/18,900 (Building Type 3) / 14,722 (Building Type 4)
- Open Space Required/Provided: 16,200/40,890

- Parking: 285 (Initially required)/214 (\*Required after reduction)/245 (provided)  
\*Required parking maybe reduced by 25% pursuant to Section 30.04.04F.6.
- Sustainability Required/Provided: 5/7

### Site Plan

The site was previously approved for senior housing via ZC-23-0067, which included parcel 161-27-803-003, north of this site, across the flood control channel. The site plan depicts a proposed gated multi-family residential development (affordable housing) with access from Russell Road at the southeast corner of the property, where sliding entry and exit gates and a call box are shown. Internal circulation is provided by 24-foot-wide drive aisles that loop through the site and serve the four multi-family residential buildings, the centrally located clubhouse, parking areas, and open space areas.

Building Type 1 features 36 units and is located along the Russell Road frontage set back 20 feet from the front property line. Centrally located on the site is the club house, pool area, tot lot, BBQ area, and 2 multi-family buildings depicted as Building Type 2, each building features 24 units. Along the west property line, the plans show that Building 4 is oriented north to south and includes 30 units. Building Type 3 is oriented east to west and is located along the south property line and features 48 units.

Trash enclosures are distributed throughout the development. The plans depict that parking is provided along the north property line, and adjacent to the drive aisles. The applicant is providing 245 parking spaces which feature covered and uncovered parking spaces. The parking lot also includes accessible spaces, EV-installed, and EV-capable parking stalls. Existing and proposed CMU walls are shown along the perimeter, and a secondary emergency access swing gate is located along Russell Road near the southwest portion of the site. The applicant requests waivers related to retaining-wall height of 5 feet along the east property lines and driveway throat depth as part of the proposal.

### Landscaping

The landscape plan depicts street landscaping along Russell Road consisting of two 5 foot wide landscape strips placed on each side of the sidewalk, with trees, shrubs, and groundcover.

The development provides the open space within three designated areas such as Open Space A, Open Space B, and Open Space C located within the interior of the site and totaling 40,890 square feet. These areas contain amenities including the tot lot, BBQ area, dog park, and associated pedestrian connections, and are positioned adjacent to the multi-family residential buildings and the clubhouse.

A waiver has been requested to reduce parking lot landscaping finger islands and trees where landscape islands are required every 6 spaces per Section 30.04.01D, located on the parking spaces located at the southeast corner of the development at the main entrance and north of Building Type 4.

### Elevations

The building elevations depict multi-family buildings designed as three-story structures with parapet roofs and a maximum building height of 46 feet. The residential buildings are finished in earth-tone and dark gray colors applied to the stucco wall surfaces, with consistent window groupings and parapet lines on all sides. The clubhouse follows the same overall design approach and incorporates earth-tone stucco along with standing-seam metal wall panels and stone veneer, with a maximum height of 24 feet.

### Floor Plans

The floor plans depict a mix of 1, 2, 3, and 4 bedroom units distributed across four multi-family building types. The plans include 1 bedroom units at 765 square feet, 2 bedroom units at 1,068 square feet, 3 bedroom units at 1,205 square feet, and 4 bedroom units at 1,593 square feet, as shown on the individual unit plans. The buildings contain 36 units in Building Type 1, 24 units in Building Type 2, 48 units in Building Type 3, and 30 units in Building Type 4.

The clubhouse floor plan includes a reception and lobby area, 2 offices, a copy and workroom, three classrooms, a fitness room, a lounge and kitchen, a mail room, restrooms, and a maintenance room, as shown on the clubhouse floor plan sheet. The plan also identifies supporting spaces including telecom, electrical, riser room, mechanical, and pool equipment rooms.

### Applicant's Justification

The applicant proposes a multi-family residential development (affordable housing) with gated access from Russell Road, private drive aisles, full off-site improvements, and a range of on-site amenities including open spaces, a clubhouse, pool area, BBQ area, dog park, seating areas, and a children's play area. The project provides parking in excess of the reduced requirement allowed for affordable housing under Section 30.04.04.F. The applicant is requesting waivers to remove certain landscape islands within parking rows located at the entrance of the site and north of Building Type 4, reduce the required throat depth at the gated ingress, and allow increased retaining wall height along the east boundary, citing overall site design, controlled access and anticipated traffic patterns, and grade differences adjacent to the water channel as justification for the requested deviations.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0068 (ADET-25-900578)	First extension of time to vacate and abandon a portion of Russell Road and Emerald Avenue	Approved by Public Works	August 2025
ET-25-400079 (ZC-23-0067)	First extension of time for a senior housing complex	Approved by BCC	September 2025
ZC-23-0067	Zone change from R-2, C-2, and M-1 zoning to R-4 zoning and use permits, waivers of development standards, and design reviews for a senior housing complex	Approved by BCC	May 2023

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-23-700005	Plan amendment from Corridor Mixed Use (CM) to Urban Neighborhood (UN)	Approved by BCC	May 2023
VS-23-0068	Vacation and abandonment for a portion of Russell Road and Emerald Avenue	Approved by BCC	May 2023
NZC-18-0965	Zone change from R-2, C-2, and M-1 to R-3 zoning for a senior housing complex - expired	Approved by BCC	February 2019
ZC-0262-03	Zone change for a portion of the overall site from M-1 and H-2 zoning to C-2 zoning for a future commercial development	Approved by BCC	March 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Undeveloped, Duck Creek Wash & vehicle sales & rental
South	Urban Neighborhood (greater than 18 du/ac) & Public Use	CG & RS3.3	Undeveloped, Duck Creek Wash, & Single-family residential subdivision
East	Corridor Mixed-Use	CG	Commercial development
West	Corridor Mixed-Use	IL & IH	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-26-0204	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

### Waiver of Development Standards #1

The purpose of the parking area landscaping is to reduce the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. The reduction of the parking area landscaping does not meet the intent of Title 30. Although additional landscaping has been provided on the perimeter of the site, the purpose of providing landscaping in the parking lot is to create shade in that immediate area and reduce the heat island created by the parking lot. Therefore, staff cannot support this request.

### Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to ensure that no negative impacts occur to surrounding properties and that all reasonable efforts have been made to minimize the height of the proposed walls. Staff finds that the increased retaining wall height is the result of necessary grading and drainage modifications associated with the multi-family development, and that the retaining walls are located along the edge of the site adjacent to the Duck Creek Flood Channel. This condition limits grading flexibility and requires slightly taller walls to maintain proper drainage, site functionality, and stable transitions between finished grades. For these reasons, staff can support this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Development of the subject property has been evaluated against the applicable design review criteria. The proposed multi-family development is compatible with adjacent development and is harmonious with the surrounding area, with the Duck Creek Flood Channel providing separation from nearby uses and the building placement, setbacks, and site layout consistent with surrounding development. The building elevations incorporate consistent materials, defined massing, and contemporary architectural treatments that meet the intent of the design standards. Site access and internal circulation have been reviewed to ensure they do not negatively impact adjacent roadways, with the primary access on Russell Road appropriately located and internal circulation providing maneuvering, connectivity, and emergency access.

Pursuant to Section 30.04.05, which applies to new development, any unmet requirements are reviewed through the Design Review process. The site plan identifies pedestrian connections using painted crosswalks, which do not meet the pedestrian-connection standard. This condition has been evaluated, and the impact is minimal. However, these determinations do not alter staff's conclusion that the overall design meets the applicable criteria, and staff can support the design review.

## **Public Works - Development Review**

### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveway on Russell Road. The applicant created a better design than was previously approved, which will allow for vehicles to safely exit the right-of-way.

## **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

## **Staff Recommendation**

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Expunge the use permit, waiver of development standards, and design review of ZC-23-0067;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived;
- Shall at financial closing, and recorded in first position, place a Declaration of Restrictive Covenants on the property restricting the affordability of the units to the ranges provided on the County's Approved Affordable Housing Certification, for a period of 50 years.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

## **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0502-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Whitney - approval (temporary fence to be installed around the site and keep the site clean).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ULYSSES DEVELOPMENT GROUP

**CONTACT:** ULYSSES DEVELOPMENT GROUP, UDG, 210 UNIVERSITY BOULEVARD, DENVER, CO 80206