

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0276-LRLJ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow attached sidewalk; **3)** reduce back of curb radius; and **4)** alternative turnaround.

DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along a portion of the north property line adjacent to Lots 20, 29 and 30 and along a portion of the south property line adjacent to Lot 42 to 7 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
- b. Increase the height of a retaining wall along Nellis Boulevard to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. a. Allow an existing attached sidewalk to remain along Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
- b. Allow an existing attached sidewalk to remain along Owens Avenue where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the back of curb radius along Lot 43 to 15 feet where a minimum of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
4. Allow for an alternative turnaround on Hymas Street, where a cul-de-sac turnaround is required per Section 30.04.08D.

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87

- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided (square feet): 17,400/33,017

Site Plans

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomac Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub streets except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002 and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

The applicant has requested waivers for the increased retaining wall height. The proposed retaining walls along a portion of the northern boundary line adjacent to Lot 30 and along a portion of the southern boundary line adjacent to Lot 42 feature a 7 foot high retaining wall. Also, a proposed retaining wall along the entire west boundary line adjacent to Nellis Boulevard features 4 foot high retaining wall.

Landscaping

A 5 foot wide detached sidewalk as well as 2, 5 foot wide landscape strips on both sides of the detached sidewalk are provided along Ringe Lane. Also, 10 foot wide landscape strips are provided along the east side of Nellis Boulevard and the north side of Owens Avenue behind the existing attached sidewalks. The street landscaping comprised of shrubs and large trees will be planted 30 feet on center.

Elevations

The plans depict 4, two-story homes that measure from 24 feet to 27 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant requested to allow the existing sidewalks along Nellis Boulevard and Owens Avenue to remain and will provide landscaping behind the sidewalk. The requested increase of the retaining wall height is necessary to allow adequate drainage of the site. The lowest point of

the site is located at the intersection of Owens Avenue and Ringe Lane. For drainage to properly flow on the site is to run the north/south street at a minimum of 0.5% slope. Currently, the site is flat with a slope of 0.2%, which increases the height of the proposed retaining wall along the west and north portions of the site. The reduction of 15 for the back of curb radius is necessary to accommodate the proposed 2 car driveways. Low traffic volume will be passing through the curb return due to the location being in the interior of the subdivision and not on a major street. The requested waiver to not utilize the cul-de-sac as the preferred turnaround on Hymas Street is due to the uniqueness of the parcel and adjacent existing buildings, which it is more space-efficient and practical to use the alternative turnaround.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & Vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales and retail building
East	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way being Ringe Lane is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500066	An 87 lot single-family residential subdivision 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.

Waivers of Development Standards #1a

The proposed 7 foot high retaining wall will be located along the north property line of the southwest quadrant of the parcel, which shares a property line with APN 140-21-401-006 along its south property line. The other location of the 7 foot high retaining wall is on the south boundary line portion of APN 140-21-405-001 and north boundary line of the west half of APN 140-21-405-002. This request is a self-imposed hardship that can be rectified by a redesign of the subdivision. Therefore, staff cannot support this request.

Waivers of Development Standards #1b

A proposed 4 foot high retaining wall will be located along the west boundary line of the subdivision along Nellis Boulevard and is separated by the proposed 10 foot wide landscape strip. since this area will last materials such trees and shrubs. The impact of the increased retaining wall height will not have any negative impact; therefore, staff can support this waiver 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.

Staff finds the development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy SM-1.1 (Neighborhood Revitalization), that encourages reinvestment and revitalization of older neighborhoods. Targeted infill should

support more varied housing options- type, density, and price point-that allow residents to remain in the neighborhood regardless of age, family structure, or income. The proposed design of the homes is compatible with the surrounding area. However, approval of this request is contingent upon approval of the waivers of development standards, which staff does not fully support.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Nellis Boulevard and Owens Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment. Staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius adjacent to lot 43. The reduction will allow for increase distance to the driveway. Additionally, the reduction will cause vehicles to slow down to negotiate the turn, helping to improve safety for the neighborhood.

Waiver if Development Standards #4

Staff has no objection to not install a County approved turnaround for Hymas Street provided Fire Prevention approves the alternative design.

Staff Recommendation

Approval waivers of development standards #1b, #3, and #4; denial waivers of development standards #1a and #2 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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 and application for review; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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 and reference POC Tracking #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

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