

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of a proposed retaining wall located along Wigwam Avenue to 3.5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 16.7% increase).
 - b. Increase the height of a retaining wall located along Camero Avenue to 4.5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 50% increase).
 - c. Increase the height of a retaining wall located along the eastern property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C. (a 66.7% increase).
2.
 - a. Increase fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 66.7% increase).
 - b. Allow lots smaller than 10,000 square feet abutting an NPO-RNP boundary per Section 30.04.06G.
 - c. Reduce the rear setback to 20 feet where 30 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 33% reduction) (no longer needed).
 - d. Reduce the side setback to 5 feet where 10 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 50% reduction) (no longer needed).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 7,189/12,478
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 2,501 to 2,830

Site Plans

The plans show a proposed 16 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 3.2 dwelling units per acre. The lots range in size from 7,189 square feet up to 12,478 square feet. Subdivision access is from a 39 foot wide north-south private street which is proposed to connect with Camero Avenue on the north side. This street provides direct access to 12 lots. The southern end of this street terminates with a connecting 39 foot wide east-west private street which provides access to the remaining 4 lots in the subdivision. The perimeter streets, including Wigwam Avenue, Buffalo Drive, and Camero Avenue are proposed to have 5 foot wide detached sidewalks. The plan indicates that a 15 foot wide drainage easement is located along the north side of the landscape strip along Wigwam Avenue. This drainage easement turns north along the eastern property boundary and increases to 20 feet wide along the southeast portion of the site.

The applicant submitted cross sections which depict an increase in retaining wall heights for the following areas:

- Along Wigwam Avenue to 3.5 feet.
- Along Camero Avenue to 4.5 feet.
- Along the eastern property line (adjacent to Lot 6) to 5 feet.

The applicant is also requesting to modify residential adjacency standards for the following areas:

- Increase fill height to 5 feet adjacent to Lot 6.
- The NPO-RNP is located to the west, south, and east. The applicant is requesting to allow lots smaller than 10,000 square feet abutting an NPO-RNP boundary per Section 30.04.06G. Only Lot 7 meets this requirement at 12,478 square feet.

Landscaping

The plan depicts street landscaping along Camero Avenue, Buffalo Drive, and Wigwam Avenue. All landscape areas consist of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The plans show that the landscape strips will contain Shoestring Acacia and Indian Rosewood trees which are large trees as defined by Title 30. The trees are proposed to be planted in staggered rows every 22 feet to 24 feet on center.

Elevations

The elevations show 3 different floor plan models. Two models have 3 different possible exterior designs for the homes, while a third model has 6 possible exterior designs. All models are single-story and will have a maximum height of 23 feet. The exteriors will feature stucco finishes, variable rooflines, concrete tile roofs, stone veneer, window trim, shutters, and various fenestrations.

Floor Plans

The models range in size from 2,501 square feet to 2,830 square feet. Each model includes a 3 car garage with EV-charging capabilities, covered patios, 3 bedrooms, and options for large living and dining spaces, gourmet kitchen, walk-in closets, deluxe bathrooms, and additional bedrooms.

Applicant's Justification

The applicant indicates the subject site is proposed to be changed from a planned land use of Ranch Estate Neighborhood and an RS20 (Residential Single-Family 20) zone to Low-Intensity Suburban Neighborhood (LN) (PA-23-700043) and an RS5.2 (ZC-23-0812) zone. The surrounding streets including Wigwam Avenue, Buffalo Drive, and Camero Avenue will receive full off-site improvements including, curb, gutter, sidewalks, paving, and streetlights. These streets will also have 15 foot landscape buffers with detached sidewalks.

The applicant indicates the proposed lot sizes are consistent with neighboring residential developments to the north where the minimum lot size is 5,500 square feet. An adjacent NPO-RNP parcel to the east is also vacant and could be rezoned in the future. The increased retaining wall heights and excess fill are needed to ensure adequate drainage. Finally, all elevations meet the 2 architectural features for each façade which reflect modern designs and finishes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700043	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0812	A zone change to reclassify the site from RS20 to RS5.2 and eliminate the NPO-RNP is a companion item on this agenda.
VS-25-0212	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500052	A tentative map for a 16 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 #1 & 2a

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on surrounding properties or adjacent streets. Staff finds that the proposed increased fill along the east property boundary along with the proposed increased retaining wall heights located along the eastern boundary and the walls adjacent to Camero Avenue and Wigwam Avenue are needed to promote adequate drainage of the lots. However, Title 30 provides several alternatives such as tiering the retaining walls that could be utilized to minimize the impact, especially along the street or use an open fence above the wall or completely remove these waivers. Staff finds more could be done to redesign the affected portions of this site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2b

The NPO-RNP area east of the site includes 1 single-family residence located on the north half of the property, while the NPO-RNP area directly south of Wigwam Avenue includes 2 developed single-family residences. The 5 acre NPO-RNP parcel directly west of Buffalo Drive has an approved use permit for a place of worship, and therefore, is unlikely to be residentially developed in the future. The single-family residential area north of Camero Avenue is developed with smaller lots and is not located in the NPO-RNP. Staff finds that allowing lots less than 10,000 square feet on the subject site would impact only the lots adjacent to the east property line. Given this situation, staff could support this waiver along the southern and western property lines, but not along the east property line. However, since staff is not supporting the associated plan amendment or zone change, staff cannot support this request.

Waivers of Development Standards #2c & #2d

No longer needed.

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.

The proposed single-family residential development is proposing a variety of different design options by providing a relatively large number of models when compared to the number of proposed lots. The different architectural styles and house sizes should help maintain an interesting streetscape. The proposed 1 story homes are proposed to have an area consistent with the types of homes currently located within the adjacent RS20 (NPO-RNP) areas. With that being said, staff is not supporting the companion plan amendment and zone change needed to allow the proposed development. Staff finds the proposed request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff is unable to support this request.

Staff Recommendation

Denial.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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; 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;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

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