

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; and **3)** reduce gross lot area.

DESIGN REVIEW for a single-family residential development on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037; 176-16-301-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of retaining walls along the east and south property lines to 6 feet where 3 feet is the maximum per Section 30.04.03C (a 100% increase).
2. Increase fill height to 6 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 100% increase).
3. Reduce gross lot area for Lot 16 to 18,900 square feet where a minimum gross lot area of 20,000 square feet is required per Section 30.02.04 (a 5.5% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.79
- Project Type: Single-family residential
- Number of Lots: 41
- Density (du/ac): 1.80
- Minimum/Maximum Lot Size (square feet): 18,900/28,830 (gross); 17,192/23,783 (net)Number of Stories: 1
- Building Height (feet): 22 to 25.5
- Square Feet: 3,565 to 4,240

Site Plans

The plans show a proposed 41 lot single-family detached residential subdivision. Access to the residential development is granted via 39 foot wide private streets connecting to Wigwam Avenue on the north, Tomsik Street on the south, Cimarron Road on the east, and Cougar Avenue on the west. The internal network of private streets consists of two, 39 foot wide north/south streets and three, 39 foot wide east/west streets. The first north/south private street, being Tomsik Street, transitions from a proposed public cul-de-sac on the southwest side of the subdivision adjacent to Lots 19 through 22. The second north/south private street terminates in a cul-de-sac on the southeast side of the subdivision, adjacent to Lots 37 and 38. The first east/west private street is located in the north portion of the subdivision and provides access to Lots 3 through 10. This private street terminates in a cul-de-sac adjacent to Lots 8 through 10. The second east/west private street transitions from a proposed public cul-de-sac (Cougar Avenue) to a private street and serves Lots 13 through 20. The third east/west street is approximately 150 feet in length and connects the subdivision to Cimarron Road. Five foot wide detached sidewalks are proposed on all public streets. The cross sections indicate 6 foot high retaining walls topped with 6 foot high block walls are proposed along the eastern and southern boundaries of the site with 6 feet of fill proposed within 5 feet of a shared residential property line in the southern portion of the site. The increased retaining wall height and increased fill height require waivers of development standards that will be specific to Lots 22, 37, 38, and 39.

Landscaping

The plans depict a street landscape area consisting of two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Wigwam Avenue, Cimarron Road, and portions of Cougar Avenue and Tomsik Street. The street landscape area consists of large trees, shrubs, and groundcover.

Elevations

The elevations depict 1 story homes with heights ranging from 22 to 25.5 feet. The homes consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features, including patio covers. Some models feature stone veneer accents on the front elevation.

Floor Plans

The plans depict 1 story homes with floor plans ranging from 3,565 to 4,240 square feet. The models feature multiple bedrooms, bathrooms, kitchen, dining room, study, and nooks. Two of the three floor plans feature attached, 4 car garages. The third floor plan features 2 separate attached 2 car garages, with 1 garage being side loaded.

Applicant's Justification

The proposed development will be compatible with the surrounding area. The need for the increased retaining wall height and fill is due to site constraints which include flat existing north-south grades across the site and existing grade along adjacent parcels. The increased wall heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. The increased fill height will allow the project to meet minimum interior street slopes, meet sewer design standards, and maintain drainage patterns, and is not being artificially raised for enhanced views. The reduction of 5.5 percent in

the minimum lot area for Lot 16 is being requested due to the design change to continue Cougar Avenue into the proposed project. Since the cul-de-sac acts as the transition between the public and private portions of the street, the cul-de-sac itself must be public. This drastically reduces the area for Lot 16 that was previously able to be counted towards the gross minimum lot area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0207	A 41 lot single-family residential development with waivers for increased retaining wall height and increased fill height	Approved by PC	April 2025
TM-25-500035	A 41 lot single-family residential subdivision	Approved by PC	April 2025
VS-25-0156	Vacation and abandonment of easements and portions of right-of-way	Approved by PC	April 2025
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models - expunged	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family residential subdivision - expunged	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential development with waivers for increased retaining wall height, offsites, and a design review for increased grade - expunged	Approved by BCC	January 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
TM-25-500194	A tentative map for a 41 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 & #2

The purpose of reviewing increased retaining wall height and fill is to ensure that there are no negative impacts on the surrounding properties. While the requested retaining walls and fill may be the result of modifications to the site due to the drainage and sewer design needs of the proposed subdivision, there are alternatives provided within Title 30 that can be utilized such as tiered walls to eliminate the need for these waivers. Additionally, 12 foot walls are not compatible with the NPO-RNP characteristics. For these reasons, staff cannot support these requests.

Waiver of Development Standards #3

The intent of establishing a minimum gross lot area for the RS20 zoning district is to ensure a uniform development pattern relative to lot size is maintained within proposed low-density, single-family residential development and so the lots are big enough to accommodate the range of activities that are commonly conducted on lots within an NPO-RNP. Staff finds the request to reduce the minimum gross lot area is a self-imposed burden and that the site can be redesigned to eliminate the waiver request. Therefore, staff recommends denial.

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.

A variety of different housing options are proposed for the single-family residential subdivision that should help prevent monotony within the subdivision. The overall layout of the subdivision is compatible and similar to other subdivisions within the NPO-RNP area, and the combination of the home sizes and most of the lot sizes should maintain the ability of future property owners to partake in the rural uses typical of the NPO-RNP area. Finally, the single-family subdivision will support Master Plan Policies 1.3.1, 1.5.2, and 1.5.3 and Enterprise Specific Policy EN-1.1,

which all support the development of compatible residential developments within Ranch Estate Neighborhoods and NPO-RNP area and continue to support the development of neighborhoods, which promote rural uses and activities within the NPO-RNP area. However, since staff cannot support the waivers of development standards requests, staff recommends denial of the design review.

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:

- Expunge WS-25-0207;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, a cul-de-sac for Cougar Avenue, a cul-de-sac for Tomsik Street and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval of waiver of development standards #1; denial of waivers of development standards #2 and #3 and the design review (terrace and landscape any walls exceeding 9 feet in height; eliminate radius for connection between private and public street for Cougar Avenue).

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: GREYSTONE NEVADA, LLC, 9275 W. RUSSELL ROAD. 4TH FLOOR, LAS VEGAS, NV 89148