

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Uniform Standard Drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow Rush Avenue to not terminate in a cul-de-sac where required per Uniform Standard Drawing 212.
 - b. Reduce the separation from the back of curb to a driveway to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
 - c. Reduce the back of curb radius to 10 feet where 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).
2. Allow 10 dwelling units on a private stub street which is less than 150 feet in length, where 6 dwelling units is the maximum per Section 30.04.08E (a 67% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634

Site Plan

The plan depicts a single-family residential attached development totaling 118 lots on 8.35 acres located on the east side of Valley View Boulevard. The density of the overall development is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development's internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets. Street E is a stub street centrally located within the development. Ten units are accessed from this street, requiring the waiver.

Applicant's Justification

The applicant is requesting to allow modification of the Uniform Standard Drawings 201, 212 and 222. The applicant is requesting a reduction in the internal street minimum back of curb radii per Uniform Standard Drawing 201. The reduced radii are only being requested adjacent to the proposed stub streets (less than 150 feet in length) and fire access/turning movements are not hindered by this request as fire trucks do not drive down in a stub streets less than 150 feet in depth. Rush Avenue will serve as the secondary point of access to the development instead of terminating as a cul-de-sac from the east. The distance from property line to driveway is being requested to be reduced. The wet utility and dry utility designs for this type of product vary from typical single-family detached product and 6 feet is not necessary to provide all facilities of the buildings. The proposed reduction is typical pattern with single family attached products.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center.	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential development & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with modified development standards is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached 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.

Public Works - Development Review

Waiver of Development Standards #1a

Staff can support the request to not end Rush Avenue in approved terminus. The applicant agreed to maintain public access to Valley View Boulevard through the subdivision.

Waiver of Development Standards #1b

Staff has no objection to the reduction in the distance from the driveways to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #1c

Staff has no objection to reducing the distance from the back of curb radius (BCR) for the internal stub streets. The reduction is for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Waiver of Development Standards #2

Staff cannot support the request to allow for 10 units on a stub street. The increase in the number of units on a stub street will create challenges for large vehicles such as fire trucks, delivery vehicles and trash trucks as they will need to back out the increased distance. The added lots will increase the chance of pedestrian and vehicle collisions with those traveling along the stub street. A maximum of 6 units is set by Title 30 to prevent such instances from occurring.

Staff Recommendation

Approval of waivers of development standards #1; denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 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:

- 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 45 feet to the back of curb for Valley View Boulevard;
- 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;
- No community gates are to be installed;
- Clark County Fire Prevention approval to allow for 10 units on a stub street;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

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