

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0572-USA:

HOLDOVER PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv
(For possible action)

RELATED INFORMATION:

APN:

176-27-401-013

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential planned unit development
- Number of Lots: 210
- Density (du/ac): 10.45
- Minimum/Maximum Lot Size (square feet): 1,050
- Number of Stories: 2 and 3 stories
- Building Height (feet): 34 feet, 6 inches (maximum)
- Square Feet: 1,200 to 1,600
- Open Space Required/Provided: 41,600/254,856
- Parking Required/Provided: 462/500

Site Plan

The proposed single-family residential development is located on a 20.1 acre site. The site is an inverted “T” shaped parcel that is centrally bisected with an existing drainage channel that runs west to east.

The plan shows that this proposed subdivision will be developed in 3 phases.

- Phase 1 - The east half of the southern portion of the site.
- Phase 2 – the west half of the southern portion of the stie.
- Phase 3 – The northern portion the parcel located north of the existing drainage channel.

Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation. Each home faces out toward a private street, and the rear yard faces inward toward a 40 foot wide landscaped pedestrian path. In addition, each proposed lot will include an easement in the rear yard for a patio area.

The southern portion of the site also includes amenity areas encompassed within the common areas located north of the central (main) street and south of a centrally located hammerhead street. The open space amenities include a dog park, a sport court, covered seating area, enclosed fitness area, playground, splashpad, and walking path areas. Each proposed home will feature 1 or 2 car garages and there will be 110 off-street guest parking spaces located on the north and south ends of each block of homes. The plan also shows that additional parking is provided around the amenity areas with 500 parking spaces provided where 462 are required. There is also an existing Mountains Edge meandering walking trail along the east property line, which will remain. Furthermore, the existing attached sidewalk along Cactus Avenue will be demolished, and the applicant will install detached sidewalks with street landscaping.

Planned Unit Development

As a part of this PUD request, the plans depict modifications to the minimum lot size and certain setbacks from the standard Title 30 requirements for RS2 zoning. The typical lot size for the entire subdivision is 1,050 square feet, where 2,000 square feet is the minimum requirement. The applicant is also proposing a modified driveway length and the front yard setback to 3 feet, where 20 feet is required. The proposed side interior setback will be zero feet where 5 feet is required, and the proposed rear setback will be zero feet where 15 feet is required.

The applicant is proposing a height increase for a proposed retaining wall. The cross-sections show an existing 6 foot high retaining wall and a 6 foot high screen wall on top along the west property line. Since the topography on the subject parcel is lower, the applicant is proposing a maximum 10 foot high retaining wall with a 6 foot high screen wall on top along the west property line. Along the east property line, the applicant is proposing a 6 foot high retaining wall with a 6 foot high screen wall on top. The eastern wall will be constructed west of the existing Mountains Edge walking path trail.

The table below indicates the proposed modified development standards within the proposed PUD:

Planned Unit Development (PUD) - Modified Development Standards for RS2 Zoning

	Required RS2 Standards Per Section 30.02.08	Proposed
Minimum Lot Size	2,000 Square Feet	1,050 Square Feet
Setbacks		
• Front	20 feet	3 feet
• Rear	15 feet	0 feet
• Side (Interior)	5 feet	0 feet
• Side (Street)	10 feet	10 feet

Planned Unit Development (PUD) – Other Modified Development Standards

	Required Per Section 30.04.03C	Proposed
Retaining Wall Heights	3 foot retaining wall	10 foot retaining wall

	Required Per Section 30.04.05E	Proposed
Driveway Length	20 feet	3 feet

Landscaping

On the northern portion of the site, there is a proposed 5 foot wide landscape area along the north, east, and west property lines. The southern portion of the site includes a 14 foot wide landscape area along the east and west property lines. The plans also show a 5 foot wide landscape area along the north side of the southern portion of the development, parallel to the flood channel. In addition, a detached sidewalk with 15 feet of landscaping is shown along Cactus Avenue. Parking lot landscaping is also provided throughout the guest parking areas. Furthermore, in between the rear yards of the homes, there will be a 29 foot to 40 foot wide landscaped area with a central walking path. The landscape plan depicts 283 trees and 1,926 shrubs will be dispersed and planted throughout this development.

Elevations

The plans depict 2 story and 3 story home options. The maximum height proposed for the homes is 34 feet, 6 inches where 35 feet is the maximum allowed per Title 30. The exterior architectural features include neutral earthtones, stucco walls, faux stone accents, pop-outs, shutters, and metal railings.

Floor Plans

The proposed floor plans vary from 1,200 square feet to 1,600 square feet with a 1 or 2 car garage option. Each floor plan includes bedrooms, a kitchen, living room, a laundry area, and a deck area (for specific model homes).

Applicant's Justification

The project proposes a 210 lot single-family detached residential development on an in-fill parcel. The small lots serve to maximize the open space provided for the residents. The increase in wall height allows the project to 'flatten' the developed area across the site to maximize usable

open space in the common lots between the homes. The site falls approximately 20 feet from west to east across the southern fifteen acres and approximately 10 feet across the northern 5 acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by Public Works and the Regional Flood Control District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-25-0573	A waiver of development standards for a single-family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 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

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

This proposed 210 lot single-family residential subdivision is an in-fill project consistent with the character and scale of other established neighborhoods in the surrounding area. By utilizing an undeveloped parcel within an already urbanized corridor, the project contributes to the efficient use of land and infrastructure, while reinforcing the continuity of residential growth along Cactus Avenue.

A key feature of this PUD is the inclusion of open space areas and walking paths to serve the residents. Internal sidewalks are placed to promote walkability, connecting homes to open spaces and amenities. Adequate guest parking is provided throughout the subdivision, ensuring convenience for visitors and reducing potential congestion. The internal street network is designed to accommodate safe and efficient vehicular movement.

The project includes landscaping and buffering elements that enhance both aesthetics and functionality. Detached sidewalks and new street landscaping along Cactus Avenue will provide a safe pedestrian experience also mitigating the heat island effect. These features also help soften the visual impact of the development and integrate it seamlessly into the surrounding area.

Overall, staff finds the proposed development complies with Policy EN-1.1 which in part, encourages the preservation of the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development. For these reasons, staff can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **November 5, 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- 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 Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- 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

- 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; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 4 cards, 1 letter

PROTESTS: 124 cards, 17 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119