

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0368-CHAI SS24, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce street landscaping; **2)** increase the retaining wall height; and **3)** reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 2.48 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-24-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the street landscape strips along Edmond Street to one, 2 foot wide strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D (an 80% reduction).
- b. Eliminate street landscaping along Edmond Street where landscaping consisting of large trees every 30 feet on center is required per Section 30.04.01D.
2. Increase the height of a proposed retaining wall along the south property line to 4 feet where 3 feet is the maximum height per Section 30.04.03C (a 33.3% increase).
3. Reduce the street intersection off-set to 4 feet where a minimum of 125 feet is required per Section 30.04.08F (a 96.8% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Single-family residential development
- Number of Lots: 21
- Density (du/ac): 8.46
- Minimum/Maximum Lot Size (square feet): 2,907/3,533
- Number of Stories: 2
- Building Height (feet): Up to 30

- Square Feet: 1,600 (minimum)/2,601 (maximum)
- Open Space Required/Provided: 4,200/11,431

Site Plan

The plans show a proposed 21 lot single-family detached residential development. The overall site is 2.48 acres with a density of 8.46 dwelling units per acre. The lots range in size from 2,907 square feet to 3,533 square feet and each feature a 20 foot driveway. Seven subdivision lots are proposed to be located along Edmond Street, a public street which will have a 55 foot wide right-of-way after dedication of an additional 25 feet. Access to the remaining 14 lots is provided from Kilarski Court, a private 39 foot wide street. A second 37 foot wide private street, Maltby Avenue, provides the roadway connection between Edmond Street and Kilarski Court. Edmond Street is proposed to have a 5 foot wide detached sidewalk. Maltby Avenue and Kilarski Court feature a 4 foot wide attached sidewalk along the north and west sides of these streets. The subdivision includes 3 common elements. Common Elements A and B are located on the north and south sides of Maltby Avenue and include a meandering sidewalk or pathway which connect the sidewalks on Kilarski Court to the sidewalk on Edmond Street. Common Element C is located at the northeast corner of the development adjacent to a cul-de-sac for Kilarski Court and includes a meandering sidewalk or pathway and a 5 foot wide drainage easement along the north property line. The common elements are proposed to serve as a common open space for the development which is required for property in the RS2 zone. A proposed retaining wall up to 4 feet in height is proposed along the southern property boundary adjacent to Lots 17 through 21. A street intersection off-set of 4.88 feet, which is the subject of a waiver request, is shown at the intersection of Maltby Avenue and Edmond Street. The intersection is located between Lot 5 and Lot 20.

Landscaping

The plan depicts landscaping consisting of large trees located in the front yards of 7 proposed lots along Edmond Street and located within the 3 common elements. The street landscape along Edmond Street includes a 5 foot wide detached sidewalk with a single reduced 2.19 foot wide landscape strip located behind the back of curb. Proposed within the reduced landscape strip are 6 different species of 5 gallon shrubs. A second landscape strip behind the detached sidewalk is not proposed; instead, 7 large Indian Rosewood trees are located within the front yards of the lots along Edmond Street. The reduced strips and elimination of the trees within the required landscape strips are the subject of waiver requests. Within the interior of the subdivision are 3 common elements adjacent to the interior streets which are proposed to include a total of 7 large Indian Rosewood trees as well as 6 species of 5 gallon shrubs.

Elevations

The elevations indicate 7 different architectural plans for the proposed homes. All models are 2 stories and range from 27 feet 1 inch up to maximum height nearly 30 feet. The exteriors will feature modern designs and finishes including painted stucco, gabled and split pitch roofs with variations in roofline, concrete tile, stucco window trim, covered entry porches, covered patios, and stone veneer.

Floor Plans

The plans indicate 7 floor plans ranging from 1,600 square feet to 2,601 square feet in size. All models include a 2 car garage, a covered front entry, and an optional covered patio. On the first floor each model has a great room, kitchen, and casual dining with options for a gourmet kitchen. On the second floor each model has 3 to 4 bedrooms, laundry, large bathrooms and walk-in closets.

Applicant's Justification

The applicant is proposing a 21 lot single-family subdivision which requires a separate plan amendment and zone change. Waivers of development standards for landscaping are requested to allow 1 tree to be planted in front of every house along Edmond Street rather than in the landscape strips. This is proposed so that 7 lots fronting Edmond Street are not impaired by the sight visibility zones. The applicant states that the fee-in-lieu should not apply since they are planting more trees in the front yard than the 6 trees that are required along the street. The width of the landscape strip between the sidewalk and curb is proposed to be reduced to 2.19 feet so that the front setback is not taken from the easement line. The waiver to increase the retaining wall height along the southern property line is necessary so that the site maintains adequate drainage. The street intersection is nearly aligned, allowing drivers to have clear visibility to react to traffic. All elevations meet the 2 architectural features for each façade of the structure.

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 & East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700025	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0366	A zone change from RS20 to RS2 is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 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.

Waiver of Development Standards

Street landscaping consisting of a minimum 5 foot wide landscape strips with large trees planted every 30 feet is required along the frontage of Edmond Street. Based on a total street frontage of approximately 178 feet, excluding proposed driveways, an equivalent canopy of 6 large trees is required. While the applicant indicates that the developer intends to place trees within the front yards of the homes, they will not be located within the landscape strips. Staff finds that the purpose of providing street landscaping is to provide the necessary shading of this area and street trees are beneficial for the reduction of heat caused by an increase in pavement. Staff also finds that narrowing the 5 foot width of the landscape strips to 2 feet may not provide sufficient room for the planting and future growth of the required trees and shrubs. The landscape plan indicates that 6 large trees are provided within Common Elements A and B along both sides of Maltby Avenue leading into the subdivision. However, not all trees appear to be located within 5 feet of the street where an equivalent canopy could provide the necessary shade along the street. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. The increase in wall height is relatively minor and should have a minimal impact on the property to the south, which is currently undeveloped. However, since staff is not supporting the companion plan amendment and zone change, staff cannot support this 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 other 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 plans for the proposed single-family subdivision show a variety of different design options by providing 7 floor plans with various design styles available for each plan. The different architectural styles and plans should help maintain an interesting streetscape. The 2-story homes are proposed to have an area consistent with the types of homes currently located within the

adjacent RS3.3 areas to the south. Policy 1.4.4 of the Master Plan encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. However, the specific site design is slightly denser than the surrounding neighborhoods to the north and west. The proposed density of the site is 8.46 dwelling units per acre with a minimum lot size of 2,907, while the developed neighborhoods to the west and north have a maximum density of 8 dwellings per acre and a minimum lot size of 3,300 square feet. Since staff is not supporting the companion plan amendment and zone change and most waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to reduce the street intersection off-set between Maltby Avenue and Kennedy Hill Avenue, as the reduction will cause left turn conflicts, creating a potential for collisions. The applicant did not provide a justification for why the standard cannot be met as the site is a raw parcel.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 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:

- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 25 feet to the back of curb for Edmond Street;
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147