

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0143-STARDUST TOWERS, LLC:

PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.32
- Project Type: Single-family attached residential
- Number of Lots: 83
- Density (du/ac): 13.13
- Minimum/Maximum Lot Size (square feet): 1,210/2,294
- Number of Stories: 2 to 3
- Building Height (feet): 38
- Square Feet: 1,235 (minimum)/2,050 (maximum)
- Open Space Required/Provided: 9,960/71,770
- Parking Required/Provided: 183/217

Site Plan

The plan depicts a single-family residential attached development totaling 83 lots on 6.32 acres located on the east side of Giles Street and north side of Pebble Road. The density of the overall development is shown at 13.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 2,294 square feet. Access to the development is from Giles Street to the west and Pebble Road to the south. The development's internal access is comprised of two, 39 foot wide private streets and four, 30 foot wide stub streets, leading to the rear loading townhomes. Fifty-one guest parking spaces are indicated along the west side of Street A.

The plans depict modifications to certain setbacks from the standard Title 30 requirements for RM18 zoning. The table below indicates the proposed setbacks in feet for all lots within the PUD:

Proposed Setback	Lots 1-33	Lots 34-73	Lots 74-83
Front (Garage)	20	5	20
Front (Living)	20 1 st story 19 2 nd story	5 1 st story 4 2 nd story	20 1 st story 19 2 nd story
Rear (Living)	4	4	4
Rear (Leading edge of patio/porch)	0	0	0
Side interior (attached units)	0	0	0
Side interior (side not attached)	5	N/A	N/A
Side street (to parking stall curb)	N/A	5	5
Side street (to drive aisle curb)	10	10	N/A

The plans also depict the proposed minimum lot size for this development is 1,210 square feet where per Title 30 the minimum lot size in the RM18 zone for single-family attached development is 1,800 square feet. The site will be filled higher than the adjoining residential properties to the north and east. Internal sidewalks are proposed throughout the development connect the units to the common elements as well as the parking areas along the west side of Street A.

Landscaping

The plan shows a 15 foot wide street landscape area along Giles Street and Pebble Road which consists of a 5 foot wide detached sidewalk and 5 foot wide landscape strips on each side of the sidewalk with a double row of Shoestring Acacia trees spaced every 30 feet on center. A 6 foot high decorative wall that is 90 percent open is indicated behind the street landscape area along both streets. Medium trees including Desert Museum Palo Verde are proposed within the parking lot islands along the west side of Street A.

A 15 foot wide landscape buffer is proposed within Common Element D located along the north and east sides of the property adjacent to the less intense RS20 (NPO-RNP) zoned neighborhood. The buffer features a double row of evergreen trees including Shoestring Acacia and Mulga trees. A 6 foot high screen wall is indicated along the north and east property lines where an 8 foot high screen wall is required per Title 30 for the buffering and screening requirement.

The development will not have formal private yards for the residences. Instead, landscaping, including small and medium trees, and walkways will be provided within the common elements. A total of 71,770 square feet of open space is provided where 9,960 square feet is required. Proposed amenities include an artificial turf play area, an artificial turf dog park with a pet station, a playground structure, and a covered picnic area with 2 tables and barbeques. Each amenity area will also include benches and trash receptacles.

Elevations

There are 2 building types, 1 with 5 units and 1 with 4 units. The elevations show the attached dwelling units comprising 4 different architectural elevation styles for each building to provide variety within the community. The residences are shown with window trim, iron railings for the balcony, coach lighting, painted stucco, stucco trims, hewn stone, cast iron stone, and wrapped fascia. Pitched gable roofs with concrete tiles are shown. Each residence includes a 2 car garage with a garage door that varies in color. All buildings—are up to 35 feet in height, with the exception of buildings where optional third story units are located, which are up to 38 feet in height.

Floor Plans

The models shown range in size from 1,235 square feet to 2,050 square feet, and include porch entries, balconies and 2 car garages. The attached dwellings contain 3 to 4 bedrooms that are located on multiple floors. The unit entrances will face the landscaped common elements with the garages accessed from the street.

Applicant's Justification

The applicant states that the proposed planned unit development will not adversely affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses and will serve as a transitional development between the existing rural homes to the east and the potential future commercial resort development to the west. The building heights and materials of the proposed buildings are compatible with the surrounding communities. Alternative setbacks and development standards are proposed that are conducive with a townhome development. All reduced setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. Residential adjacency standards requiring 10,000 square feet or greater transitional lots and compliance with the side and rear setbacks of the adjacent NPO-RNP are requested to be modified. The applicant states that there was no opposition to smaller lots within the adjacent community since commercial development is currently possible on the subject site. The project site will have a transition by maintaining appropriate buffering and similar building heights, except for Building 3. The third story option raises the height of 2 of the 5 units to 38 feet. The third story option also provides additional building variation and articulation within the site and the height is only an 8.6 percent increase for 40 percent of the building elevation.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium - expired	Approved by BCC	December 2006

Prior Land Use Requests: APN 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
TM-25-500032	A tentative map for 83 single-family attached residential lots is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-of-way 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**

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.

In reviewing the specific modified development standards, the reduced setbacks and lot sizes as low as 1,210 square feet mean that there are no formal private yards for the residences. However, the amount of communal open space with multiple amenities is reasonably generous at 71,770 square feet where a minimum of 9,960 square feet is required. Fifty-one parking spaces for visitors are provided where 17 are required, which should help to avoid parking issues on the narrow streets or on the short driveways. Pedestrian walkability appears to have been considered in the design. Internal sidewalks throughout the development connect to the units from the rear within the common elements. Internal sidewalks also connect to the public sidewalks along Pebble Road and Giles Street, visitor parking areas along Street A, and to the open space amenities in Common Element C. The proposed maximum building height of 38 feet is slightly higher than the allowed height of 35 feet for the RM18 and RS20 zoning districts. However, under the current CR zoning district, a multi-family development not in conjunction with or adjacent to a resort hotel may have a maximum height of 75 feet. Therefore, it appears that the proposed height would still be more compatible with the adjoining residential areas to the east. The subject site is abutting the RNP Overlay District which would normally require 10,000 square foot residential lots. RS20 rear and side setbacks to serve as a transition between the NPO-RNP and the townhome development. However, the alternative of higher intensity commercial or denser multi-family development on the portion of the site currently zoned CR would appear to be less compatible with the NPO-RNP than the proposed reduced lot sizes.

A 6 foot high screen wall is indicated along the north and east property lines where an 8 foot high screen wall is required per Title 30 buffering and screening requirement. The residential properties to the north and east is lower, therefore, this does not meet the proper screening and buffering of the adjacent single-family residential development and does not adequately protect the adjacent less intense development. Staff is therefore, recommending that the screen wall be increased to 8 feet in height.

Overall, staff finds that the proposed townhome development is a compatible transition of land uses in the area between the future CR commercial properties along Las Vegas Boulevard South to the west and the existing RS20 (NPO-RNP) single-family residential neighborhood to the east. The proposed development supports Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. The request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seeking opportunities to expand “middle” housing options that are less prevalent such as duplexes, triplexes, fourplexes, and smaller multi-family complexes. The location also supports Policy 1.1.2 which encourages the concentration of higher density housing near transit corridors and major employment centers. Therefore, staff can support the request.

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

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 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

- Provide an 8 foot high decorative screen wall along the north and east sides of the development in accordance with Section 30.04.02C.2.iii;
- 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.

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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to

back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0384-2024 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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