

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0089-ORVPP TRUST & KUMAR RASMI TRS:

PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-403-017

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Single-Family Attached Residential Development (Townhomes)
- Number of Lots: 24
- Density (du/ac): 15.09
- Minimum/Maximum Lot Size (square feet): 1,368/2,250
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,539 (all 24 units)
- Open Space Required/Provided: 2,880/5,573
- Parking Required/Provided: 53/56

Site Plan

The plan depicts a proposed 24 unit single-family attached townhome development located north of Owens Avenue between Betty Lane and Sherwin Lane. Access is shown via a 43 foot wide east-west private street with an attached 4 foot decorative paver sidewalk on the south side of the street. Individual driveways access each townhome with 18 foot driveways for the southern units and 4 foot driveways for the northern units. Partially detached sidewalks are provided on the east, west, and south perimeter of the development and are the subject of a related waiver request and vacation of right-of-way requests. Eight visitor parking spaces are located between the residential buildings adjacent to the open space areas on the north and south sides of the

private street. Three parking spaces and 1 accessible space are located on each side of the private street for visitor parking. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	RM18 - (Single Family Attached - RS2 Standards)	Proposed Setbacks Lots 1-12	Proposed Setbacks Lots 13-24
Front (Garage)	20	4 feet min. and 5 feet max.	18 feet min. and 19 feet max.
Front (Living)	20	4 feet from living area to private street	17 feet from living area to private street - 2 nd story
Rear (Living)	15	15	8 feet to common element (Lots 14, 15, 17-20, 22-23); 6 feet to common element (Lots 13, 16, 21 & 24)
Rear (Leading edge of Porch/Patio)	3	6 feet to rear property line (leading edge) (Lots 1-12 only)	N/A
Side Interior (Attached Units)	0	0	0
Side Interior (Side Not Attached)	5	3	3
Side Street	10	7	6

Other Proposed Modifications	Title 30 Standards	Proposed Standards	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,368	24% reduction
Landscape Buffer Width (Feet)	15	0	100% reduction
Decorative Buffer Wall Height (Feet)-north property line	8	6	25% reduction
Driveway Depth	20	4 (lots 1-12) 18 (lots 13-24)	80% reduction 10% reduction

Landscaping

Street landscaping is provided on each of the 3 adjacent public streets with the required number of trees and shrubs. Open space areas are located in common element spaces between buildings on the north and south sides of the private street. This includes 2 dog parks and a picnic area. The required buffer landscaping along the north property line is not provided and is included with the PUD modification, this area only includes a proposed 6 foot high decorative wall where an 8 foot decorative wall is required. The plan shows individual rear yards 15 foot in length where a 15 foot landscape buffer is required along the north property line. Six foot decorative walls are on 3 sides of each open space area to maintain direct access to the dog parks and picnic areas from visitor parking spaces.

Elevations

The elevations depict townhome construction with stucco finished walls, concrete tile roofing and 4 distinct architectural elevation styles. The elevations comply with Title 30 by meeting 2 design features, including decks/patios and porches. The overall height of the buildings is 30 feet.

Floor Plans

The floor plans depict four, 6 unit buildings, each with 2 stories and 1,539 square feet of living area. Each home will have an attached 2 car garage with additional 2 car driveway parking for Lots 13-24.

Applicant's Justification

The site is surrounded by existing development, including single-family residential on the north (RS20), east (RS10), south (RS20), and west (RS3.3) sides, including 2 existing places of worship south of Owens Avenue. The Planned Unit Development (PUD) will not adversely impact surrounding properties. This infill development is designed to be compatible and harmonious with adjacent uses, serving as a transitional buffer between existing homes to the north and east. Building heights and materials will align with those of neighboring communities. The project will incorporate alternative setbacks and development waivers appropriate for townhouse construction, while maintaining adequate buffering and consistent building heights.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone Change site to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
TM-26-500024	A tentative map for 24 single-family residential lots is a companion item on this agenda.
ZC-26-0084	A zone change from RS20 to RM18 zoning is a companion item on this agenda.

Related Applications

Application Number	Request
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of 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

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.

While the proposed development could help to activate a long-term unused area and act as an in-fill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. The design of the proposed residential development with a private through street and 4 foot separation between the garages on Lots 1-12 and the edge of street does not allow for adequate sight distances while backing out of garages, creating unsafe circulation. The elimination of the buffer landscaping along the north property line, including not planting 19 evergreen trees, will not meet the intent of Master Plan Policy 3.6.1 (Urban Heat Island Effect). The design of the lots and decrease in lot size minimums, decreased driveway depth, and decreased home setbacks are not compatible with the street design and safe access along the north side of the private street. Overall, staff finds the proposed development will not comply with Master Plan Policy 1.4.5 for Buffers and Transitions, Policy 3.6.1 for the Urban Heat Island Effect, and finally Policy 6.2.3 for Neighborhood Transitions. For these reasons, staff cannot support this request.

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:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS

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