

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0284-SILVER GILESPIE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; and **2)** increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 16.7% increase).
- b. Allow a lot less than 10,000 square feet (5,452 square feet) where residential development within, abutting, or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
2. Increase retaining wall height to 3.5 feet along the west property line of Lot 5 where a maximum height of 3 feet is permitted per Section 30.04.03C (16.7%).

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 3.74
- Minimum/Maximum Lot Size (square feet): 5,318/10,992
- Number of Stories: 2
- Building Height (feet): 26 to 28
- Square Feet: 2,998 to 3,004

Site Plans

The plans depict a proposed single-family residential development consisting of 8 lots on 2.14 acres with a density of 3.74 dwelling units per gross acre. The minimum and maximum lot sizes are 5,318 square feet and 10,992 square feet, respectively. Lot 1, located along the northeast portion of the development, measures 5,452 square feet in area and abuts an existing NPO-RNP single-family residential development to the east, across Giles pie Street, necessitating a waiver of development standards to allow a lot less than 10,000 square feet in area. Access to the residential development is granted via a private 39 foot wide, east/west hammerhead cul-de-sac that connects to Giles pie Street, a collector street. The cul-de-sac terminates at the western portion of the development, adjacent to Lots 4 through 7. A single, 4 foot wide attached sidewalk is located along the south side of the hammerhead cul-de-sac, adjacent to Lots 6 through 8. Lots 1 through 5 are located along the north side of the private street. A detached sidewalk measuring 5 feet in width is proposed along Giles pie Street, along the east boundaries of Lots 1 and 8. A waiver is requested to increase fill height to a maximum of 3.5 feet within 5 feet of the shared western property line for Lot 5, located at the northwest corner of the development. A waiver is also requested to increase the maximum height of a retaining wall up to 3.5 feet along the west property line of Lot 5.

Landscaping

The plans depict a proposed 15 foot wide landscape area along Giles pie Street that features a 5 foot wide landscaping area on both sides of a detached sidewalk. A 57 foot power easement is located along the northern portion of the development which is shown as a common area. Trees, shrubs, and groundcover are planted within the 15 foot wide landscape area.

Elevations

The plans depict 2 story model homes with a maximum height ranging between 26 feet to 28 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, stone veneer accents, and other architectural features including an optional patio cover.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging from 2,998 square feet to 3,004 square feet. The models feature multiple bedrooms, bathrooms, great room, kitchen, dining room, study, and nook. All models feature 2 to 3 car attached garages with an optional recreational vehicle garage.

Applicant's Justification

Lot 1, located in the northeast portion of the development of the existing NPO-RNP abutting to the project site, is proposed to have an area of 5,452 square feet. This lot size is consistent with neighboring residential developments that are being constructed. The parcel to the north is zoned PF (Public Facility) with a planned land use of PU (Public Use). This development is matching what exists to the south and west of the development with the higher density abutting the park to the north having Lot 1 not meeting the 10,000 square feet. A 3.5 foot retaining wall, in addition to 3.5 feet of fill, is proposed along the west boundary of Lot 5 to ensure the site maintains adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential planned unit development

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 for a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Giles pie Street and patent easements is a companion item on this agenda.
TM-25-500070	A tentative map for an 8 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.

Waivers of Development Standards #1a & #2

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on adjacent property owners. The increase to the fill height and retaining wall height occurs along the west boundary of Lot 5. The applicant indicates the increase in fill is necessary to maintain adequate drainage for the proposed residential development. Staff could support this request; however, staff does not support the related plan amendment and zone change and cannot support this request.

Waiver of Development Standards #1b

The intent of requiring minimum lot sizes of 10,000 square feet adjacent to and abutting an existing Neighborhood Protection (RNP) Overlay is to encourage new residential developments adjacent to these areas to transition at appropriate densities, at similar height, and maintain similar setbacks. Policy 6.2.3 of the Master Plan encourages the establishment of regulations that support appropriate transitions in the character of development and neighborhood compatibility. However, while the development across Gilespe Street is within the NPO-RNP, it is a planned unit development with lots approximately 10,000 square feet. Staff could support this request; however, staff does not support the related plan amendment and zone change and does not 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 others 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.

Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. However, since staff is not supporting the associated plan amendment and zone change associated with this request, staff recommends denial.

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:

- 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.
- 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 #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118