

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0296-REISS RONALD TRS:

PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852
- Number of Stories: 3
- Building Height (feet): Up to 40
- Square Feet: 1,457 (minimum)/1,837 (maximum)
- Open Space Required/Provided: 25,920/28,205

Site Plans & Request

The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 14.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets. There are

walkways that connect the internal streets and the surface parking spaces to the front door of the buildings (rear elevations).

The plans depict townhomes consisting of 4 and 5 unit buildings. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	Required Setbacks per Title 30	Proposed Setbacks
Front	20	20
Rear (Living)	15	5 (Primary and Accessory)
Rear (Leading Edge of Porch/Patio)	3	1
Side Interior (Attached Units)	0	0
Side Street	10	5 (Primary)

Other Proposed Modifications	Title 30 Standard	Proposed Standard	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,308	27% reduction
Landscape Buffer Width (Feet) - adjacent to single-family zone	15	0	100% reduction
Landscape Buffer Width (Feet) - adjacent to freeway	15	9	40% reduction
Retaining Wall Height (Feet) - north and west property lines	3	6	100% increase
Building Height (Feet)	35	40	14% increase

Landscaping

The plans depict perimeter, interior, and street landscaping throughout the site. Detached sidewalks with street landscaping are provided along Jonathan Drive and Parvin Street in accordance with Title 30 standards. The site also provides a 9 foot wide landscape buffer along west property line of APN 191-05-801-001, where a 15 foot wide buffer is required adjacent to the I-15 freeway. Additionally, no landscape buffer is proposed along the east property line of APN 191-05-701-014 where a 15 foot wide buffer is required adjacent to a single-family residential zone. Decorative screen walls are proposed for both of these areas in accordance with Title 30, while the deviations to the landscape buffer requirements are proposed modified standards. The plans also show 6 foot retaining walls along the north and west sides of the development as part of the modified standards, as Title 30 allows a maximum of 3 foot high retaining walls. Open space is distributed throughout the development, primarily in the corners of each area.

Elevations

The plans depict building heights of up to 40 feet, which is a modified standard as the maximum of 35 feet is permitted by Title 30. The elevations show 3 different models for the exterior design of the homes. The models overall have similar elevations throughout the development with 3 different options. The residences feature window shutters, covered decks with iron railings for the balcony, painted stucco, stucco trim, and exterior stone. Each model features a garage and variable rooflines consisting of concrete tile.

Floor Plans

The models shown range in size from 1,457 square feet to 1,837 square feet, including porch entry, deck, and 2 car garages. The dwellings contain 3 to 4 bedrooms and bathrooms, kitchens, dining rooms, living rooms, laundry rooms.

Applicant's Justification

The applicant proposes a planned unit development to facilitate a cohesive townhome community that aligns with the intended density and development pattern for the area. The applicant indicates that the planned unit development allows the flexibility needed to accommodate the attached housing product, including adjustments to lot sizes and setbacks. Increased retaining wall height is necessary due to constraints imposed by the existing off-site sewer point of connection. The elimination of a landscape buffer adjacent to the single-family residence to the east of the development is mitigated by the open space provided in this area. The reduced landscape buffer along the I-15 freeway is mitigated by the courtyards included in the subject lots, which provide an additional 6 feet of space. The modified standards support an efficient layout while providing street improvements, open space, landscaping, pedestrian connectivity, and overall community design consistent with the character of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacation and abandonment easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.

Related Applications

Application Number	Request
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached 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.

Staff finds that the proposed development is consistent with Policy 1.1.1 of the Master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations, particularly duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. While staff appreciates the provision of street landscaping and open space, staff does not support the locations of the open space as it is primarily in the corners of the development, rather than in central areas that are more accessible to residents. The modified standards for setbacks and landscape buffers may also adversely affect residents of the development, particularly as the surrounding area continues to develop. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion zone change, waiver of development standards, and tentative map. 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;
- Enter into a standard development agreement prior to any permits 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 25 feet to the back of curb for Parvin Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems 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 systems have 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119