

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0080-CHURCH BAPTIST FIRST KOREAN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; **3)** eliminate and reduce street landscaping; and **4)** allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the retaining wall height to 6 feet along the north property line of Lot 18 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
 - b. Increase the retaining wall height to 6 feet along the east property lines of Lots 18 through 22 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2.
 - a. Increase fill height to 6 feet along the north property line of Lot 18 where 3 feet is the maximum height allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Allow Lots 1 through 6, 10 through 12, 17, 18, 20 through 22, and 25 to be less than 10,000 square feet where a minimum of 10,000 square feet is required when abutting or adjacent to an NPO-RNP per Section 30.04.06G.
 - c. Allow Lots 1, 10, 17, and 18 to have 5 foot side setbacks where 10 feet is required to comply with side setbacks of the adjacent NPO-RNP lot along the shared lot lines per Section 30.04.06G.
3.
 - a. Reduce the width of the street landscaping strip along Eldora Avenue to 3 feet where a 10 foot wide landscape strip is required behind an attached sidewalk per Section 30.04.01D.7 (a 70% reduction).
 - b. Eliminate trees within the landscape strip along Eldora Avenue where large trees planted every 30 feet on center shall be provided per Section 30.04.01D.7.
4. Allow an attached sidewalk along Eldora Avenue where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 25
- Density (du/ac): 7.33
- Minimum/Maximum Lot Size (square feet): 3,325/6,539
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,856 to 2,784

History & Site Plan

In November 2025 a plan amendment, zone change, waivers of development standards, design review, and tentative map were approved on the subject site for a 27 lot single family residential development. The applicant is now seeking modifications to the original plan, by reducing the number of lots by 2 to 25 lots, and is requesting a waiver to allow an attached sidewalk on Eldora Avenue, where a detached sidewalk was previously proposed.

The proposed plans depict a 25 lot single-family residential subdivision with lots ranging from 3,325 to 6,539 square feet. Lots 1-5 will access from Eldora Avenue, while Lots 6-25 will access from two new 49 foot public streets: Onyx Grove Avenue, which connects to Westwind Road, and Jade Lantern Street, a north-south cul-de-sac. The site is surrounded by lots within the NPO-RNP overlay on all sides, and several lots, including Lots 1-6, 10-12, 17-18, 20-22, and 25, are under 10,000 square feet which is not in compliance with the residential adjacency standards requiring 10,000 square feet lots. Additionally, all lots meet RS3.3 setbacks; however, Lots 1, 10, 17, and 18 propose 5 foot side yards, where 10 feet is required per residential adjacency standards to comply with the setbacks of the lots within the NPO-RNP overlay. Sidewalk improvements include a detached sidewalk along Westwind Road, an attached sidewalk along Eldora Avenue, and attached sidewalks along Onyx Grove Avenue and Jade Lantern Street. Retaining walls are proposed along portions of Westwind Road, the north property lines of Lots 17-18, and the west property lines of Lots 1 and 10-17, with wall heights up to 6 feet behind Lots 18-22 and along the north side of Lot 18, where fill depths also reach up to 6 feet.

Landscaping

The plans depict street landscaping along Westwind Road in compliance with Title 30, including 2, 5 foot wide landscape strips on each side of a detached sidewalk, containing 22 large trees with three shrubs per tree. Under the previously approved plans, trees were waived within the landscape strips on each side of a detached sidewalk along Eldora Avenue; however, shrubs were required as a condition. The proposed plans depict shrubs provided within a 3-foot-wide landscape strip adjacent to a 5 foot wide attached sidewalk along Eldora Avenue, although Title 30 requires a 10 foot wide landscape strip and large street trees and shrubs every 30 feet. Six

significant trees will be removed, primarily near the existing place of worship and along Eldora Avenue, and three large drought-tolerant replacement trees are provided for each in accordance with Title 30. Additionally, ten large trees are provided elsewhere on the site, including along the west side of the lots, the north end of Jade Lantern Street, and within the front yards of Lots 6 and 25, to make up for the loss of existing significant trees on the site

Elevations

The plans show single-family detached homes comprising eight different 2 story models and four 1 story models. The 2 story models range from 25 feet 8 inches to 26 feet 8 inches in height, and the 1 story models range from 15 feet 6 inches to 18 feet 8 inches in height. The concrete tile roofs consist of a pitched gable roof and a contemporary angled roof. The exteriors on all 4 sides of all models consist of stucco finish, variable rooflines, popouts, and a 2 to 3 car garage on all homes.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 2 story models feature 4 different floor plans ranging from 1,856 square feet to 2,784 square feet with 3 to 6 bedrooms, a loft, optional covered outdoor patio, optional deck, and a 2 car garage. The 1 story models feature 2 different floor plans ranging from 2,050 square feet to 2,395 square feet with 3 bedrooms, a loft, optional covered outdoor patios and a 2 to 3 car garage.

Applicant’s Justification

The applicant proposes a 25 lot single-family subdivision and requests several waivers of development standards. They seek to allow lots adjacent to the NPO-RNP to be under 10,000 square feet, noting that most lots are separated from RNP properties by Westwind Road or Eldora Avenue, and that the proposed lot sizes are comparable to the RS3.3 neighborhood to the west. Reduced 5 foot side yard setbacks are also requested for several lots, with the applicant citing similar conditions on nearby RS3.3 lots and the presence of more intense uses north of the RNP parcel adjoining Lots 17 and 18.

Additional waivers include up to 6 feet of fill and 6 foot retaining walls along portions of the north and rear property lines to address existing grade changes and to direct drainage toward Westwind Road. A waiver is also requested to allow an attached sidewalk along Eldora Avenue to keep the sidewalk within the right-of-way. The applicant states that the subdivision will meet RS3.3 standards and offer one and two story homes, with single-story homes placed on the southern lots adjacent to existing RNP residences. Home designs will include multi-generational layouts, covered outdoor living areas, and varied roof forms to provide product diversity while maintaining compatibility with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700038	Plan amendment from Ranch Estate Neighborhood (RN) (2 du/ac) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	November 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0590	Zone change from RS20 to RS3.3 and removed the Neighborhood Protection (RNP) Overlay	Approved by BCC	November 2025
VS-25-0591	Vacation and abandonment of easements and a portion of right-of-way	Approved by BCC	November 2025
WS-25-0592	Waivers of development standards and a design review for single-family residential development	Approved by BCC	November 2025
TM-25-500150	Tentative map approved for 27 single-family residential lots	Approved by BCC	November 2025
ZC-0613-10	Zone change from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time of a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)	Extension of time of a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97	Use permit for a church - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
TM-26-500021	A tentative map for 25 single-family residential lots 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, #1b, & #2a

The proposed fill and retaining walls are intended to establish proper grading so this portion of the site can drain toward the Jade Lantern Street cul-de-sac and ultimately to Westwind Road. Staff finds that the property to the north, although within the NPO-RNP, is a non-residential use and is therefore likely to be less affected by the increased wall height and fill than a single-family residence. These waivers were previously approved under WS-25-0592 along the same property lines, therefore, staff can support the request.

Waivers of Development Standard #2b & #2c

While 10,000 square foot lots could serve as a transition where the site abuts developed RNP properties to the south and southeast, Eldora Avenue can also function as a logical dividing line between lower-density residential areas to the south and higher-density areas to the north. The increased side yard setbacks typically help maintain spacing and reduce building massing; however, the RNP parcel north of Lots 17 and 18 is used for non-residential purposes and would not benefit from additional setbacks, and the existing RNP homes west of Lots 1, 10, and 11 are set back significantly more than the minimum requirement, reducing potential impacts from 5 foot side yards. As this waiver was previously approved under WS-25-0592, staff can support the requests.

Waiver of Development Standards #3

Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. The applicant proposes no street trees along Eldora Avenue but will provide shrubs within a 3 foot wide landscape strip adjacent to a 5 foot wide attached sidewalk. The conditions of WS-25-0592, previously approved the elimination of street trees but required shrubs. Staff finds that the current proposal does not provide a required 10 foot landscape strip, however, it meets the intent of the previous condition by providing shrubs. Therefore, staff can support the request, The applicant will be subject to a fee-in-lieu equivalent to 5 large trees.

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.

Staff finds that the proposed subdivision incorporates a variety of home designs and sizes that help avoid a monotonous streetscape, and the inclusion of multi-generational living options supports Master Plan Policy 1.1.3. The project also aligns with Master Plan Policy 1.4.4 by providing compatible infill development within an established neighborhood, with the proposed two story homes generally consistent with those in the adjacent RS3.3 area to the northwest and the new one story model matching the character of homes in the RS20 areas to the south and east. The applicant is no longer proposing any three-story homes, consistent with the conditions of WS-25-0592, and the revised density of 7.33 units per acre is slightly less than the previous density of 7.85 units per acre. This is comparable to, the adjacent RS3.3 area at 7.14 units per acre. Staff finds that the proposal supports Master Plan Policies 1.5.1 and 1.5.2 and Spring Valley Specific Policy SV-1.2, which encourage compatible infill development near ranch estate neighborhoods and Rural Neighborhood Protection areas; therefore, staff can support this request with the same condition proposed on the previously approved application.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to install an attached sidewalk along Eldora Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment, staff finds that it is imperative to provide the detached sidewalks as this is a raw parcel.

Staff Recommendation

Approval of waivers of development standards #1 through #3 and the design review; denial of waiver of development standards #4.

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:

- Expunge WS-25-0592;
- No 3 story homes;
- No parking permitted on Eldora Avenue;
- 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;
- 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 #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of waivers of development standards #1 through #3 and the design review; denial of waiver of development standards #4.

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR MORRISON OF NEVADA, LLC

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