

09/06/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

CIMARRON RD/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**

**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**DESIGN REVIEW** for a single family residential development.

Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-16-501-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 36
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,300/9,831
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 21 (1 story maximum)/26 (2 story maximum)
- Square Feet: 2,684 (1 story)/1,916 to 2,423 (2 story)

**Site Plans**

The plans depict a proposed 36 lot single family residential subdivision with 4 common elements on approximately 5 acres. Overall density is 7.2 dwellings per acre. Four private streets are shown within the proposed subdivision which are 38 feet in width. Access to the subdivision is shown from Windmill Lane. Thirty-two lots will range from 3,300 square feet to 4,763 square feet and will feature 2 story homes. Four lots adjoining the R-E zone RNP-I overlay to the south

will be significantly larger ranging from 8,441 square feet to 9,831 square feet and will feature single story homes only.

### Landscaping

The plans depict landscaping in areas within the subdivision and common elements. Landscaping includes 24 inch box trees planted 20 feet on center, 5 gallon shrubs, with decorative rock and groundcover. Landscaping with a detached sidewalk is shown along Windmill Lane in accordance with Figure 30-64.17. Landscaping is also indicated along several internal private streets and in the rear of the lots along the southern boundary of the development which borders the R-E zone, RNP-I overlay.

### Elevations

The plans depict 2 different architectural elevations for both the 1 story and 2 story homes. All homes will use stucco finishes and concrete tile roofs. Some will feature window baskets, masonry veneer, and other architectural enhancements such as pitched rooflines.

### Floor Plans

The applicant is proposing 3 different 2 story home plans, with 3 bedrooms, an option for 1 additional bedroom and optional covered patios. Floor plans range from 1,916 square feet to 2,423 square feet. The single story homes will have one, 2,684 square foot floor plan with 4 to 5 bedrooms. All plans include great rooms, kitchen, pantry, and 2 car garages.

### Applicant's Justification

The applicant states that the request to change the zoning from R-E to R-2 is conforming to the current land use designation of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Single story homes up to 20 foot - 4.75 inches in height are proposed on 4 lots adjacent to the R-E zone, RNP-I overlay as a buffer to the 2 story homes on the remainder of the site. Less than 2 feet of cut-fill is proposed which does not require a design review as a public hearing. No waivers of development standards are required for this development. The south half of the Windmill Lane right-of-way will be dedicated as part of the subdivision final map.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
MP-0466-02	Major Project for neighborhood plan on 3,125 acres	Approved by BCC	August 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0422	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-23-500088	A tentative map for 36 single family lots and 4 common elements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**Zone Change

The proposed zone change is in conformance to the Master Plan. The proposed development is also compatible with existing, approved, and planned land uses in the surrounding area. This includes an existing single family residential subdivision, Madison Hills, east of this site zoned R-2. To the south are properties designated Ranch Estate Neighborhood (up to 2 du/ac) and zoned R-E (RNP-I) which is a mix of undeveloped property and developed single family neighborhoods on approximately half-acre lots. Areas to the west are planned for Neighborhood Commercial, and undeveloped. The R-2 zone will be consistent with the Master Plan Policy EN-1.1 for the Enterprise area which encourages compatible in-fill development. The proposed design will include larger lots on the south side that should adequately transition to the R-E (RNP-I) to the south which supports Master Plan Policy 1.4.5. This design will also encourage compatible development which supports Policy 1.5.2. Therefore, staff can support this request.

Design Review

The architectural design of the residences is consistent with the existing single family homes in the area and is similar in density of those developments within the immediate area to the east. The applicant has also considered the potential impact on the existing and future residential areas to the south zoned R-E and located within the RNP overlay. Proposed lots which border this area are designed to have 1 story homes for a maximum of approximately 20 feet in height. A structure's height can impact the adjoining residential areas, especially when existing development is of a less intense nature. Staff can support the design review based on the proposal with a condition to limit homes constructed on lots adjoining the R-E (RNP-I) zone to the south to be single story only.

**Staff Recommendation**

Approval.

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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Single story homes only on lots adjacent to the R-E (RNP-I) zoned parcels to the south;
- 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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that the design review must commence within 4 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0237-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (every 2 driveways to be adjacent to each other and allow maximum on street parking).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOLL SOUTH LV, LLC

**CONTACT:** TOLL SOUTH LV LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144