

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0592-CHURCH BAPTIST FIRST KOREAN:

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

DESIGN REVIEW for a proposed single-family residential subdivision 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/r/r/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 side (north) property line of Lot 20 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 rear (east) property lines of Lots 20 through 24 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 side (north) property line of Lot 20 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, 12 through 14, 19, 20, 22 through 24, and 27 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 12, 19, and 20 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. Eliminate street landscaping along Eldora Avenue where 2 landscape strips, 5 feet wide on each side of a 5 foot wide detached sidewalk shall be provided per Section 30.04.01D.7.

PROPOSED 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: 27
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,325/6,237
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 1,846 to 2,761

Site Plans

The plans show a proposed 27 lot single-family detached residential development. The overall site is 3.44 acres with a proposed density of 7.85 dwelling units per acre. The lots range in size from 3,325 square feet to 6,237 square feet. Lots 1 through 5 will be accessed via circular driveways along Eldora Avenue, an existing 60 foot wide local street on the south side of the development. Lots 6 through 27 are located on the northern portion of the site and access for Lots 6 through 27 is proposed from 2 proposed new 49 foot wide public streets. The proposed Street A which runs east to west and connects to Westwind Road, which is an existing 60 foot wide local street on the east side of the development. Street B is a north-south cul-de-sac street which connects to Street A. Each lot for the proposed subdivision will be accessed from a 20 foot long, 16 foot wide driveway.

All lots will meet typical RS3.3 setbacks except for Lot 1 which is proposed to have a 20 foot side yard setback along its western interior side. The side yards of Lots 12 (southern portion of development), 19 and 20 (northern portion of development) are proposed to be 5 feet which is less than the minimum 10 foot side yards of the adjoining RS20 Zone within the NPO-RNP which is the subject of a requested waiver for residential adjacency standards.

The development is abutting a NPO (RNP) on the north, south, east, and west side of the development. Lots 1 through 5 along Eldorado Avenue are less than 10,000 square feet. On the east side of the development, Lots 12 through 14 are also less than 10,000 square feet. Finally, Lots 19 and 20 on the north property line, Lots 21 through 24 and 27 on the east side of the development are less than 10,000 square feet.

Detached 5 foot wide sidewalks are provided along the perimeter streets; Eldora Avenue and Westwind Road. The sidewalk along Westwind Road is located within common elements. Attached 5 foot wide sidewalks are provided along the full lengths of Street A and Street B. Retaining walls are provided along portions of Westwind Road at the rear of Lots 20 through 24, along the northern (interior side) property lines of Lots 19 and 20, and along the western property lines adjacent to Lots 1 and 12 through 19. The retaining wall height exceeds 3 feet and is up to 6 feet adjacent to the eastern (rear) property lines of Lots 20 through 24 along Westwind Road and the northern (interior side) property line of Lot 20. Also, the fill depth is up to 6 feet adjacent to the northern (interior side) property line of Lot 20.

Landscaping

The plans depict the appropriate street landscaping along Westwind Road. The proposed street landscaping consists of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The plans indicate that the landscape strips will contain 17 large trees including Shoestring Acacia and Southern Live Oak along with 4 species of shrubs with 3 shrubs per tree.

Along Eldora Avenue shrubs but no trees are provided in a 5 foot landscape strip between a 5 foot detached sidewalk and the street. Per the landscape plan the applicant is proposing trees within the front yards, but the applicant is not providing the required 5 foot wide landscape strip behind the detached sidewalk. Title 30 requires a minimum of 2 landscape strips, 5 feet wide on each side of a detached 5 foot wide sidewalk. Typically, 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage, and the trees should be planted on opposite sides of the detached sidewalk. As a result, a waiver of development standards to eliminate the street landscaping along Eldora Avenue is required.

An additional 10 large trees are provided along a portion of the west side of the site, the north end of Street B and in the front yards of Lots 6 and 27. Six significant trees are being removed from the site which are primarily on the northwestern portion of the site adjacent to an existing place of worship and along Eldora Avenue. Three large drought tolerant trees are provided for each significant tree lost in accordance with Title 30.

Elevations

The plans show single-family detached homes comprising 5 different 2 story models and one, 3 story model. The 2 story models range from 25 feet 4 inches to 26 feet, and the 3 story model has a maximum height of 35 feet. 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, a railing for a balcony on the 3 story model, and a 2 car garage on all homes with a variety of garage door styles.

Floor Plans

The plans depict 2 and 3 story single-family residences. The 2 story models feature 5 different floor plans ranging from 1,846 square feet to 2,761 square feet with 3 to 4 bedrooms, a loft, an outdoor patio, an optional deck, and a 2 car garage. The 3 story model is 2,639 square feet with 5 bedrooms, a loft, outdoor patios with an optional deck, and a 2 car garage.

Applicant's Justification

The applicant plans to develop a 27 lot single-family detached subdivision and is requesting several waivers of development standards. The applicant requests to allow the lots that are abutting or adjacent to the NPO-RNP to be less than 10,000 square feet. Most of the proposed lots are separated from RNP properties by Westwind Road and Eldora Avenue. Additionally, Lots 22 through 24 and 27 are adjacent to an undeveloped lot on the other side of Westwind Road. Lots 19 and 20 share their north property line with an RNP property that is bordered on the west by developed RS3.3 properties. The proposed development is similar to the RS3.3 area to the west including the proposed lot sizes, which has not had any adverse effect on their adjacent RNP neighbors. The applicant also requests a waiver to allow 5 foot side yard setbacks for Lots 12, 19, and 20 rather than 10 feet to match the abutting RNP properties. The existing

RS3.3 lots which border a portion of the RNP area west of Lot 12 have 5 foot side yards, also the RNP property north of Lots 19 and 20 borders much more intense uses to its north. The applicant is proposing a 20 foot side yard for Lot 1, providing a total separation of approximately 60 feet from the residence to the west.

Waivers are also requested for up to 6 feet of fill and a 6 foot retaining wall along the shared (north) property line of Lot 20 and a 6 foot retaining wall along the rear property lines of Lots 20 through 24. The increased fill is needed due to the front yard of the parcel north of Lot 20 which slopes down to Westwind Road about 3 to 4 feet. The interior cul-de-sac, Street B, needs to drain to the south and the natural flow is to the northeast requiring the fill and the increased retaining walls to push flows to the south and ultimately out on to Westwind Road.

The design will meet the requirements of RS3.3 with 2 and 3 story options. The 3 story option will be restricted to the northern lots. All designs will have multi-generational living options with feng shui considerations resulting in an aesthetically pleasing development that will be compatible with existing development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels 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 on 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 on 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

* APN 163-12-106-005 only

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 & RS20 (NPO-RNP)	Undeveloped & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0590	A zone change from RS20 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500150	A tentative map for 27 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 applicant is requesting to allow up to a 6 foot high retaining wall along the side (north) property line of Lot 20 and the rear (east) property lines of Lots 20 through 24. Additionally, up to 6 feet of fill is proposed along the side (north) property line of Lot 20 at the northeast corner of the subject site less than 5 feet and 20 feet from the adjacent RNP property to the north. The retaining walls and proposed fill allow the lots in this area to be sloped so that the area may drain properly to the cul-de-sac, Street B, and ultimately to Westwind Road. Staff finds that the property to the north, while located within the NPO-RNP, is a non-residential use and will likely be less impacted by increased fill and retaining wall heights than a single-family residence. Therefore, staff can support these requests.

Waivers of Development Standard #2b & #2c

The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities. A transition to 10,000 square foot lots, particularly where the subject site is abutting or adjacent to the developed RNP properties to the southwest, south and southeast could provide an appropriate buffer to the denser RS3.3 areas to the northwest and commercial development further north. However, Eldora Avenue could instead serve as the logical transition point from the lower density residential areas to the south to the higher density residential areas to the north. The increased side yard setbacks ordinarily help to maintain spacing between structures to not create over massing of buildings on the lots and ensure the placement of homes will be similar to the abutting RNP areas. In this case, the RNP lot north of Lots 19 and 20 is being used for non-residential purposes and would not necessarily benefit from having the additional side yard setbacks to the south. In the case of Lot 12, the existing homes in the RNP area to the west are set back significantly more than the minimum 10 foot requirement and, therefore, should not be negatively impacted by a 5 foot side yard on Lot 12. For these reasons, staff can support these requests.

Waiver of Development Standards #3

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The applicant is proposing circular driveways for lots along Eldora Avenue which may create fragmented street landscaping. While the provision of circular driveways on Eldora Avenue may create some constraints, the planting of the trees is still possible. The submitted plan shows large trees within the front yards of the Lots 1 through 5; however, a 5 foot wide landscape strip for the trees at the back of the sidewalk is not designated nor are trees proposed to be planted in this area. In addition, small and or medium size trees may be planted within the 5 foot wide landscape strip behind the street. Staff finds that continuing the street landscaping from Westwind Road to Eldora Avenue is possible; therefore, staff cannot 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 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.

The plans for the proposed single-family subdivision show a variety of different design options and house sizes that should help prevent a monotonous streetscape. The developer has stated that the designs have multi-generational living options which would support Master Plan Policy 1.1.3. Additionally, Master Plan Policy 1.4.4 encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed 2-story homes appear to be generally consistent with the existing 2-story homes located within the adjacent RS3.3 areas to the northwest. The specific proposal, at 7.85 units per acre, is also only slightly denser than the adjoining RS3.3 area to the northwest which is 7.14 units per acre. Staff finds that the proposed subdivision supports Master Plan Policy 1.5.1 and 1.5.2 and Spring Valley Specific Policy SV-1.2, which all support compatible infill

development within and near existing ranch estate neighborhoods and Rural Neighborhood Protection areas. For these reasons, staff can support this request.

Staff Recommendation

Approval of waivers of development standards #1, #2, and the design review; denial of waiver of development standards #3. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Stone, Kirk Abstain: Gibson Absent: Roitman

Comprehensive Planning

- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0213- 2025 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 and #2 and the design review; denial of waiver of development standards #3.

APPROVALS:

PROTESTS: 2 cards

APPLICANT: MARK MULHALL

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