

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-10-101-004; 176-10-101-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street landscaping along Pioneer Way to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.37
- Project Type: Single-family residential development
- Number of Lots: 43
- Density (du/ac): 9.84
- Minimum/Maximum Lot Size (square feet): 2,975/4,456
- Number of Stories: 2
- Building Height (feet): 25.5 to 28.5
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 8,600/9,663

Site Plan

Access to the development is granted via a proposed north/south private street, measuring 43 feet in width, that connects to Warm Springs Road. A secondary point of access to the development is granted via a proposed 43 foot wide east/west private street, Tenaya Springs Avenue, that connects to Pioneer Way and the private north/south street within the subdivision. Lots 30 through 43 front along Pioneer Way. A 4 foot wide attached sidewalk is proposed along the west

side of the north/south private street and along the north and south sides of Tenaya Springs Avenue.

Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Warm Springs Road. A single, 5 foot wide landscape strip is provided on the east side of the detached sidewalk where the lots front along Pioneer Way, necessitating a waiver of development standards to reduce street landscaping. The street landscape area consists of large trees in areas unencumbered by sight zones, shrubs, and groundcover. The proposed single-family residential development requires 8,600 square feet of open space where 9,663 square feet of open space is provided. More specifically, the required open space is comprised of Common Element E, located immediately north of Lots 18 and 41 adjacent to the south side of Tenaya Springs Avenue, and Common Element C, located between Lots 12 and 13 on the west side of the private street.

Elevations

The plans depict 2 story model homes ranging between 25.5 to 28.5 feet in height. Each model home consists of a pitched, concrete tile roof, stucco siding, window trim. Some models include stone veneer accents on the front elevation of the residences and all models include attached patio covers.

Floor Plans

The plans depict 2 story model homes measuring between 1,284 to 1,609 square feet in area. The models consist of multiple bedrooms, bathrooms, kitchen, dining room, and great room. All models include attached, 2 car garages which are accounted for in the overall area of the residences.

Applicant's Justification

A 15 foot wide street landscape area is proposed along Warm Springs Road, along the north boundary of the development. The required number of trees will be provided along Pioneer Way however the last strip of landscaping will not be provided. Thirteen trees are required along Pioneer Way where 20 trees are provided on the landscape plan.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Nonconforming zone change from C-2 to R-2 - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 for a shopping center	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
VS-25-0448	A vacation and abandonment for government patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500108	A tentative map for a 43 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

Waiver 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.

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. The fronting of homes along Pioneer Way does not create any design constraints that restrict the placement of the required 5 foot wide street landscape area behind the detached sidewalk. Although the applicant has provided trees in the front yards of homes on Pioneer Way, staff finds the lack of a continuous landscape strip does not comply with the requirements for required for street and sidewalk shading along Pioneer Way. Therefore, staff recommends denial of 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.

The layout and internal street network of the proposed subdivision is functional, with 2 access points to the development. Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. Furthermore, the density for the proposed subdivision is also consistent with the single-family residential development within the immediate area. However, staff is concerned that the lack of a landscape strip behind the detached sidewalk along Pioneer Way has not been adequately addressed. Therefore, since staff is not supporting the waiver of development standards to reduce street landscaping, staff recommends denial of the design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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, 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (add a 5 foot landscaping easement to lots along Pioneer Way; add 2 additional architectural features on elevations for lots along Warm Springs Road).

APPROVALS:

PROTESTS:

APPLICANT: FRED SADRI

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147