

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0854-MAI HUAN QUAN & ZHONG QING:**

**USE PERMIT** for senior housing.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; **2)** modify buffering and screening; **3)** increase wall height; **4)** increase retaining wall height; and **5)** reduce throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise. MN/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-501-002; 177-28-501-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the proposed trash enclosure setback to 10 feet where 20 feet is required per Section 30.02.10 (a 50% reduction).
- b. Reduce the proposed shade structure (carports) setback along the north property line to 10 feet where 20 feet is required per Section 30.02.10 (a 50% reduction).
2. Allow the existing 6 foot high decorative wall along the east property line to remain where an 8 foot high decorative wall is required for screening per Section 30.04.02C.
3. Increase the fence height to 8 feet along the west and south property lines adjacent to the drainage channel where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
4. Increase retaining wall height to 7 feet along the west property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
5. Reduce the throat depth to 26 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.70
- Project Type: Senior housing multi-family residential

- Number of Units: 167
- Density (du/ac): 35.5
- Number of Stories: 3
- Building Height (feet): Up to 44
- Square Feet: 172,919
- Open Space Require/Provided: 16,700/29,625
- Parking Required/Provided: 167/172
- Sustainability Required/Provided: 5/5

### Site Plan & Request

The applicant is proposing a multi-family residential development for senior housing consisting of 167 units on 4.70 acres at a density of 35.5 dwelling units per acre. The site is arranged with a 3 story residential building oriented around internal drive aisles, surface parking, covered parking structures, and common areas. Primary access is taken from Silverado Ranch Boulevard to the north, with internal circulation provided through a network of private drive aisles that connect to parking areas and building entries. A total of 167 parking spaces are provided, including covered parking with solar panels, 5 EV-installed spaces located on the northwest and northeast side of the building, and the remaining 43 EV-capable spaces are spread throughout the development.

The multi-family building is set back 78 feet from the front property line along East Silverado Ranch Boulevard, 62 feet from the rear property line, 33 feet from the west property line, and 83 feet from the east property line.

Pedestrian connectivity is provided throughout the site by accessible routes that link building entrances with parking areas, open space areas, and perimeter walkways. The primary pedestrian route through the parking areas is painted to establish a defined and visible connection for residents. Common open space is centrally located and includes a pool and spa, seating areas with benches and planters, and other resident gathering spaces. Additional amenities include a dog park enclosed with decorative wrought-iron fencing along the south property line, and designated bicycle parking area located on the north side of the building, adjacent to the leasing office.

Perimeter screening consists of a combination of decorative split-face CMU walls with wrought iron fencing above along the north side of the site along Silverado Ranch Boulevard frontage, wrought-iron fencing along the west and south property lines, and the existing block wall along the east property line to remain. A drainage channel is located along the southwest portion of the site. The overall layout reflects a conventional multi-family configuration with building placement, circulation, open space, and amenities arranged to support senior residential use.

The site plan includes several elements that are subject to waiver requests. The applicant proposes to locate a trash enclosure within 10 feet of the front yard setback where 20 feet is required per Section 30.02.10, and to locate the proposed carports within 10 feet of the front yard setback where 20 feet is required per Title 30. The existing 6 foot high decorative wall along the east property line is proposed to remain where an 8 foot high wall is required per Section 30.04.02C. New wrought iron fencing along the west and south property lines along the

drainage channel are proposed at 8 feet in height where 6 feet is the maximum allowed per Section 30.04.03B. A new retaining wall up to 7 feet in height is proposed along the west and south property lines where 3 feet is the maximum allowed per Section 30.04.03C. The throat depth at the main entrance along Silverado Ranch Boulevard is 26 feet which is the subject of a waiver request.

### Landscaping

The plan depicts 2 landscape strips on either side of the detached sidewalk along Silverado Ranch Boulevard. Shrubs have been provided within the 5 foot wide portion of the landscape strip between the detached sidewalk and the front yard wall. No trees have been provided within the landscape strip between the detached sidewalk and right-of-way due to the sight visibility zone along the west side of the entrance. The street landscaping comprises of medium and large sized trees along Silverado Ranch Boulevard frontage spaced at 20 feet apart. However, the existing 6 foot decorative wall will remain and is subject of the waiver of development standards per Section 30.04.02C where 8 feet is the minimum required height for screening.

### Elevations

The plans depict a 3 story building with a maximum height of 44 feet to the top of the highest parapet. The elevations show a modern design with a flat roof and parapet walls that provide full screening of roof-mounted equipment. The building is finished in a mix of stucco tones that help break up the massing without adding unnecessary complexity. Windows are placed in a regular pattern across each side of the building, giving the façades a consistent rhythm. All 4 elevations follow the same general approach, with clean lines and modest changes in parapet height to add some variation while keeping the overall appearance simple and contemporary.

### Floor Plans

The plans depict a total of 167 residential units within a 3 story building arranged around interior corridors and 2 central courtyards. The development includes studio units at 512 square feet, one-bedroom units at 649 square feet, and two-bedroom units at 849 square feet. Each studio contains one full bathroom and a kitchen; each one-bedroom unit includes a separate bedroom, one full bathroom, a living area, and a kitchen; and each two-bedroom unit provides two bedrooms, one full bathroom, a living area, and a kitchen. The ground floor also contains common areas such as a reception and waiting area, leasing office, fitness room, community room, restrooms, and several support spaces including storage, janitorial, and utility rooms, along with a pool equipment room along the north courtyard. The second and third floors follow the same general layout, with a mix of studios, one-bedroom, and two-bedroom units along double-loaded corridors, supported by mechanical and utility rooms on each level.

### Applicant's Justification

The applicant is requesting a Special Use Permit to allow an increase in density within the RM32 zoning district, which permits up to 39 dwelling units per acre for Senior Housing, to accommodate a 167 unit Senior Housing development. A design review is requested for the 3 story complex and associated site improvements, parking, landscaping, and open space. The applicant also seeks several waivers of development standards, including a reduction of the front setback to 10 feet where 20 feet is required, a 7 foot retaining wall on the west side where 3 feet is allowed, a throat depth of 26 feet where 100 feet is required, and an 8 foot decorative

wrought-iron fence along the west and south property lines where 6 feet is the maximum. In addition, the applicant requests approval of an alternative landscape plan to allow medium trees along Silverado Ranch Boulevard.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-25-0852	Vacation and abandonment for easements and portions of right-of-way	Approved by PC	February 2026
TM-25-500206	Tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east	Approved by PC	February 2026
ET-22-400001 (VS-0183-17)	Extension of time to vacate easements and right-of-way - expired	Approved by BCC	April 2022
ET-19-400158 (ZC-0812-17)	Extension of time for a PUD	Withdrawn	N/A
ET-19-400157 (VS-0813-17)	Extension of time to vacate easements and right-of-way	Approved by BCC	February 2020
ZC-0812-17	Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences	Approved by BCC	November 2017
VS-0813-17	Vacation and abandonment for easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard	Approved by BCC	November 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM-32	Multi-family residential
South & West	Neighborhood Commercial	CP	Office complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential planned unit development

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700053	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-25-0853	A zone change from RS20 and RS2 to RM32 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**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed use permit to allow senior housing within a multi-family residential development has been reviewed for compliance with Section 30.06.05D, which permits increased density for senior housing through a special use permit. The project proposes 35.5 dwelling units per acre, which is allowable under this process. The submitted plans indicate the site can meet standards for access, circulation, building placement, and overall functionality for senior residents.

The use is consistent with the intent of senior housing provisions and is appropriate at the proposed density. It is not expected to create adverse impacts on adjacent properties, neighborhood character, traffic, parking, or public improvements. Public facilities and services appear adequate to serve the development, and the project should not impose an undue burden on infrastructure or resources.

Approval of this use permit depends on the companion plan amendment and zone change needed to establish a zoning district that allows multi-family residential development with the appropriate density. Staff does not support those companion requests; therefore, staff cannot support the use permit request.

##### 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 #1

Staff does not support reducing the required 20 foot setback for the trash enclosure or shade structure. The site layout provides sufficient space to relocate these features without compromising parking, drive aisles, or building access. Minor adjustments would allow compliance with the setback standard. The site can be redesigned to meet the requirements; therefore, staff does not support these waiver requests.

### Waiver of Development Standards #2

Staff does not support retaining the existing 6 foot high wall along the east property line. There are no physical constraints preventing the applicant from installing a new code compliant wall or modifying or replacing the wall to meet the 8 foot requirement. A compliant wall can be installed without affecting site circulation or building placement. Since the applicant can reasonably meet the standard, staff does not support this waiver request.

### Waivers of Development Standards #3 & #4

Staff could support increasing the fence height and retaining wall above the 6 foot maximum along the west and south property lines. Since the fence and retaining wall crosses the property they are not adjacent to the commercial property. Since the fence and retaining wall is adjacent to a wash with commercial property on the other side, the fence and retaining wall will not impact the adjacent property. However, since staff does not support the companion plan amendment and zone change, staff does not support these requests.

### 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 proposed design review for a 167-unit senior multi-family development on 4.70 acres has been evaluated against the standard criteria. The project includes a three-story building, internal drive aisles, surface and covered parking, and centralized open space. Access is provided from Silverado Ranch Boulevard, with pedestrian routes connecting entries, parking areas, and amenities. However, the primary pedestrian path is shown as painted material, whereas Title 30 requires textured or enhanced concrete for pedestrian access routes.

Landscaping consists of 2 strips along the detached sidewalk: shrubs in the interior strip and street trees along the frontage, with tree placement limited near the entrance due to sight-visibility requirements. The elevations depict a 3 story, 44 foot tall building with a flat roof, parapet screening, and stucco finishes. Floor plans include studios, one-bedroom, and two-bedroom units arranged around interior corridors and 2 courtyards, with common areas on the ground floor and similar layouts on upper floors.

The proposed development supports Goal 1.1 of the Master Plan to provide diverse housing options for residents of all ages, income levels, and abilities, and Goal 1.2 to expand long-term affordable housing in Clark County. These goals reinforce the project's intent to serve senior residents and contribute to housing diversity.

While the project generally meets design objectives for compatibility and functionality, several components of the site plan require waivers, and the pedestrian path does not meet Title 30 requirements for enhanced materials. These issues, combined with the dependency on companion applications, affect overall compliance. Since staff does not support the companion plan amendment and zone change, staff cannot support the design review.

## **Public Works - Development Review**

### Waiver of Development Standards #5

Staff has no objection to the reduction in the throat depth for the commercial driveway on Silverado Ranch Boulevard provided that no community access gates are installed in the future. If community gates were provided, then the throat depth requirement would need to be extended in order to comply with the minimum standard. However, since staff does not support the companion plan amendment and zones change, staff cannot support this request.

### **Staff Recommendation**

Denial. 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:** February 3, 2026 – APPROVED – Vote: Unanimous **Comprehensive Planning**

- Senior housing only;
- Maximum 3-story building;
- 39 feet maximum building height and 45 foot maximum height for elevator shafts;
- 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.
- 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;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

### **Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the District is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the District's website; a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:** 4 cards

**PROTESTS:** 10 cards, 5 letters

**APPLICANT:** MARK MULHALL

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