

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634
- Number of Stories: 2 & 3
- Building Height (feet): 38
- Square Feet: 1,333 (minimum)/2,251 (maximum)
- Open Space Required/Provided: 14,160/15,672
- Parking Required/Provided: 260/283

Site Plan

The plan depicts a single-family residential attached development totaling 118 lots on 8.35 acres located on the east side of Valley View Boulevard. The density of the overall development is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development’s internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets. Street “E” is a stub street centrally located within the development. Ten units are accessed from the street.

The plans depict townhomes consisting of 4-plex and 6-plex buildings. The units are rear loaded, with the garage facing the internal private streets. Most of the buildings have a sidewalk in front of the rear property line opening on to common areas. Modified setbacks from the standard Title 30 setback requirements for RM18 zoning are as follows: 4 feet minimum from the front (garage), 4 feet from the front (living), 4 feet from the rear, zero feet from the rear for the porch/patio, zero feet between the attached units, 10 feet to the private street side between buildings, and 5 feet minimum from side street.

The plans depict the proposed minimum lot size for this development is 1,210 square feet and a maximum lot size of 1,634 square feet, where per Title 30, minimum lot size for the RM18 zone is 1,800 square feet for a single-family attached development.

Landscaping

The landscape plan shows that the interior and street landscaping are being provided. A 15 foot wide landscape area is being provided along Valley View Boulevard which consists of a 5 foot wide detached sidewalk and 5 foot wide landscape strips on each side with double row of Shoestring Acacia that is spaced every 30 feet on center. Along Rush Avenue, an attached sidewalk and medium sized trees provided.

The perimeter area adjacent to the development features a double row of evergreen trees along the north and east property lines. The width of the landscaping along the north property line is 11 feet wide with a 4 foot wide sidewalk in front of the buildings. Along the east property line, 2 stub streets intrude into the landscape area resulting in a 11 foot wide area adjacent to the streets, including a 4 foot wide sidewalk in front of the buildings and a 7 foot wide landscaping strip. The remaining areas along the east property line show a 4 foot wide sidewalk in front of the building with an 11 foot wide landscape strip. The south property line is adjacent to property zoned RS20 and CG. A 15 foot wide area is shown along most of the property line, but it is reduced to 10 feet of landscaping due to the stub street intruding into the 15 foot wide area on the west side of the property. The remaining portion of the southern property line consists of a 4 foot wide sidewalk in front of the buildings with an 11 foot wide landscape strip. A double row of trees is proposed adjacent to the residential property which transitions to a single row adjacent to the commercial property.

A 6 foot high decorative wrought iron fence along the east property line, between the north property line and Rush Avenue to the south, where an 8 foot high screen wall is required per Title 30 for buffer and screening requirement.

The proposed lots do not have a formal private yard. Landscape, amenities, and walkways will be provided within the common elements. A total of 15,672 square foot of open space is provided when 14,160 square feet is required.

Elevations

The elevations provided show the attached dwelling units comprising of 3 different models for the exterior design of the homes. The models overall have similar elevations throughout the development with 5 different options. The residences are shown with window trim, iron railing for the balcony, coach lighting, painted stucco, stucco trims, hewn stone, cast iron stone, and

wrapped facia. The roof consists of pitch gable roof and concrete flat tile roof. Each residence includes a 2 car garage with garage door with variation in color.

All buildings height, except for Building Type 3 is up to 35 feet in height, with Building 3 is measured with an overall height of 38 feet, and at the central part of the building an optional 3rd story units are located.

Floor Plans

The models shown range in size from 1,333 square feet to 2,251 square feet, including porch entry, balcony and 2 car garage spaces. The attached dwellings contain 3 to 4 bedrooms that are located on multiple floors.

Applicant’s Justification

The applicant states that the proposed planned unit development will not adversely affect the surrounding properties. The setbacks required are conducive with a town home development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact the surrounding communities. The request to modify to a smaller lot size is to have a transition by maintaining appropriate buffering and similar building heights. Building Type 3 has a third story option which raises the height of 2 units of the 5 unit to 36 feet 2 inches plus foundation is rounded up to 38 feet for the request for the modification of the standards. The 3rd story option provides additional building variation and articulation within the site and the building height is only an 8.6% increase of code for 40% (2 of 5 units) of the building elevation. The additional modification for this development is the proposed reduction of the landscape buffer width between this development the adjacent properties with less intense zoning categories. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single-family residential community (RS2) to the east of the project site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning, design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Commercial Neighborhood	RS2 & CG	Partially developed single-family residential developments & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached developments 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

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed townhouse development is surrounded by other developments that are less dense. The adjacent property to the north is currently undeveloped that is zoned commercial and residential. The adjacent parcel to the east is currently being developed as a single-family detached residential development. To the south is an undeveloped residential zoned property and an existing commercial development. To the west is land classified as an RS20 and RS20 (NPO-RNP) zoning districts and are currently undeveloped. In accordance with Section 30.04.06G, 10,000 square foot residential lots, building height, rear and side setbacks are required along Valley View Boulevard to serve as a transition between the NPO-RNP and the proposed subdivision with RM18 zoning. However, the abutting NPO-RNP Overlay is undeveloped, parcel (APN 177-30-801-005) which has a planned land use of Low-Intensity Suburban Neighborhood. Staff finds that the provision of 10,000 square foot lots abutting the NPO-RNP Overlay is unnecessary since the parcel is undeveloped and is surrounded by existing residential neighborhoods that are also zoned RS3.3.

The proposed development would support Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed development would also support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes.

With that said, staff has concerns regarding the design of the proposed development. While the development provides common elements and sidewalks between buildings, staff's biggest concern is traffic circulation within the interior of the site and the reduced length of the driveways. Given the density along these streets, the lack of sidewalks, and shortened driveways, staff is concerned that travel on these streets could become congested and cause safety issues for both motorists and pedestrians. The increase in building height of 38 feet, as well as the 3 story models, is not compatible to the surrounding residential developments that has a height of 25 feet or below. The reduced landscape buffer width and decorative iron fence does not meet the proper screening and buffering of the adjacent single-family residential development and not adequately protecting the adjacent less intense development.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Enterprise Policy EN-1.1, which seeks to preserve the integrity of contiguous and uniform suburban neighborhoods in Enterprise

through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. While these are important factors, staff, however, ultimately finds that the aforementioned concerns described above outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

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.

STAFF CONDITIONS:

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 Valley View Boulevard;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **No community gates are to be installed;**
- **The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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 #0202-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

PLANNING COMMISSION ACTION: March 18, 2025 – APPROVED – Vote: Unanimous
Absent: Frasier

Comprehensive Planning

- **2 story only on east property line north of Rush Avenue alignment;**
- **No parking on the street with no parking signs or red painted curbs;**
- **Street E must connect to street C;**
- **CC & Rs to require residents park in garages and restricting the use of garages for storage only, and no parking on driveways measuring 4 feet in length;**

- 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 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.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 letters

PROTESTS: 7 cards, 4 letters

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120