08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:

USE PERMITS for the following: **1)** multi-family residential development; **2)** modified development standards.
DESIGN REVIEW for a multi-family residential development in conjunction with an existing golf course on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay.

Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:
191-06-801-012

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.7 (proposed multi-family residential development)/8.05 (entire parcel)
- Project Type: Multi-family residential development (condominium)
- Number of Units: 17
- Density (du/ac): 10
- Number of Stories: 3
- Building Height (feet): 50 (top of the roof)/53 (top of the chimney)
- Square Feet: 47,768 (Building #1)/51,672 (Building #2)/8,862 (Building #3)
- Minimum/Maximum Unit Size (square feet): 1,850/4,950
- Open Space Required/Provided: 6,800/6,800
- Parking Required/Provided: 37/34

History & Site Plan
The original zone change request (ZC-1604-99) established a mixed-use comprehensive master planned community within Southern Highlands (which included a use permit for modified residential development standards and a golf course). The application included a request for 8,500 dwelling units within 3 residential categories, 3 commercial categories, and public facilities areas. Development within Southern Highlands had been progressing as scheduled, and the applicant had requested extensions of time for the original zone change to run with the

companion Development Agreement. The Development Agreement extension of time, ET-24-400004, was approved on February 21, 2024 with a new completion date of March 2, 2039. The Development Agreement includes the areas currently being developed or those that are undeveloped and owned by the applicant. The Southern Highlands Golf clubhouse was built in 2000 in support of the golf course and as a membership amenity for surrounding residential property.

The applicant is proposing to develop 17 multi-family units (condominium) on a 1.7 acre portion of an existing 8.05 acre C-2 zoned site within the Southern Highlands Golf Club property (APN 191-06-801-012). In the area where the 17 units are proposed, there are currently 5 single-story buildings (the cottages) with 10 units used exclusively by the golf club for members of the club and their guests. The existing 5 buildings and 10 units will be removed for the proposed construction. The remaining 6.35 acres of the commercial parcel is currently occupied by the Southern Highlands Golf Course clubhouse and associated visitor parking, which will remain in place. The adjacent 155 acre Southern Highlands Golf Course (APN 191-06-701-014) will also remain unchanged.

The 1.7 acre area includes 3 proposed multi-family (condominium) buildings with building #1 located on the north side of the parcel and east of the existing clubhouse with 6 proposed units. Building #2 will have 9 units and is located on the southeast corner of the property. Building #3 is west of building #2 on the south side of the parcel and has 2 units. Building #1 is 1 foot from the future west property line and 16 feet from the north property line and just east of the north to south golf course pathway. A 20 foot high series of 3 retaining walls is located on the east side of Building #1. Building #2 is 15 feet from the south property line and 1 foot from the east property line and is just west of the retaining wall. Building #3 is 4 feet north of the south property line and surrounded on 3 sides by the interior driveways. All buildings have 1st floor garage spaces with pedestrian access facing the interior of the complex. The proposed residential density is 10 dwelling units per acre.

Access to the condominium units will be provided from Robert Trent Jones Lane. Parking for residents will be accommodated within ground-floor garages, with additional visitor parking available in the existing clubhouse parking lot. Pedestrian connectivity to the golf course clubhouse is provided along the west side of the site via an existing sidewalk and driveway connection.

The applicant has requested a use permit to allow modified standards for retaining walls up to 20 feet in height with an 8-foot fence along the condominium property lines. The proposed driveway will connect to the existing clubhouse parking lot, and the private drive will transition to Robert Trent Jones Lane. Both access points will include decorative 8 foot sliding gates with 10 foot pilasters. The applicant also requests modified standards to reduce front, side, and rear yard setbacks for livable areas to between zero and 1 foot in specified locations. Most building setbacks between Robert Trent Jones Lane and Buildings #2 and #3 will be at least 10 feet. All garages will maintain a minimum 20 foot setback from the perimeter property line and will face the interior driveways.

REQUESTS FOR MODIFIED STANDARDS TABLE:

Standard	Permitted/Required	Modification Requested
Building Height	Max 50 feet	Max 53 feet
Retaining Walls Height	12 feet previously approved	20 feet
Fences and walls	6 feet	8 foot perimeter walls and gates/10 foot pilasters
Building Setbacks	10 feet front 10 feet side 10 feet rear	0 front 1 foot side 10 feet rear
Cul-de-sac turn around	Not discussed	Permit
Visitor parking	0.2 spaces per unit	0 spaces per unit

Landscaping

Landscaping is provided in the common areas around the buildings with trees and many shrubs shown on the plan. The site has no frontage on public streets and no parking outside of garage spaces. No buffer landscaping is required for this development.

Elevations

The proposed elevations reflect a contemporary architectural style characterized by flat roof forms with multiple wall and roof plane offsets. All building sides are fully wrapped with a stone veneer base, complemented by a combination of stucco finishes, simulated wood horizontal louvers and battens, and extensive vinyl-framed window systems. Outdoor deck areas feature glass guardrails. The materials and façade elements provide consistent architectural treatment on all elevations.

Floor Plans

The proposed condominium project consists of three residential buildings containing a total of 17 units: one 6 unit building, one 9 unit building, and one 2-unit building. Each unit includes an attached two-car garage with space for a golf cart. All units except those on the ground floor are served by private elevators. Unit sizes range from approximately 1,850 to nearly 5,000 square feet, with the overall mix comprising 3, two bedroom units; 7, three bedroom units; and 7, four bedroom units. Building access is provided from the interior of the site along the internal driveway, with first-floor garages offering additional interior entry.

Applicant's Justification

Southern Highlands Golf Club is requesting approval for entitlements associated with the Southern Highlands Golf Club Residences, located at the west end of Robert Trent Jones Lane on parcel 191-06-801-012. A recorded parcel map (Book 132 Page 60) establishes a standalone parcel for the clubhouse and the proposed development area. A companion tentative map is proposed for the condominium development. The project introduces a high-end, low-maintenance residential condominium community adjacent to the existing 52,000 square foot clubhouse, offering concierge services and a luxury "lock-and-leave" lifestyle. There are 34 parking spaces provided in garage spaces on the multi-family residential property with 3 visitor parking spaces to be shared and available at the clubhouse parking lot. The site is within a C-2 zoning district, permitting up to 4 stories/50 feet by right. The existing clubhouse is 53 feet tall.

In the area where this new project is proposed, there are currently 5 one-story buildings ("The Cottages") with 10 total units approved with the original golf course application, and they will be removed to accommodate the new project. These units are presently used exclusively by the Golf Club for members of the club and their guests. The proposed development includes 17 units on 1.7 acres (10 du/ac). Processing follows the locked-in Title 29 standards per the Southern Highlands Development Agreement, with the developer electing on May 6, 2026 to adopt applicable portions of Title 30 allowing multi-family use within comparable C-2 zoning. Similar use permits have been approved throughout Southern Highlands custom lot areas (UC-0370-14) for retaining walls up to 19 feet in height. In consideration of the project's adherence to the architectural character of the Southern Highlands custom estates community, its provision of a compatible luxury residential offering, its compliance with C-2 building height standards, and its alignment with the quality of comparable premier golf course communities, the Developer respectfully requests a favorable recommendation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0370	Use permit for modified development standards and modified street section standards in conjunction with a proposed 5 lot single-family residential development	Held No Date - Expired	April 2023
UC-0274-08	Use permit for modified residential standards on 700 acres in an R-2, R-3, C-2, and H-1 zoning	Approved by PC	May 2008
UC-0075-07	Use permit for modified development standards within common element lots such as signs, guardhouses, gazebos, recreation and community facilities, fences, walls, and similar structures and uses on 490 acres in R-2 zoning	Approved by PC	February 2007
ZC-1536-05	Zone change for 356 acres from R-E to R-2 zoning for a Comprehensive Master Planned Community (Southern Highlands), use permit for modified residential development standards, variances to waive the required setbacks from section and center section lines, and waived the required setbacks from township and range lines	Approved by BCC	December 2005
ZC-1604-99	Zone change from C-2 and R-2 zoning which was a part of a mixed-use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified residential development standards which included, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Southern Highlands Golf Course & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Single-family residential

Related Applications

Application Number	Request
TM-26-500090	A tentative condominium map for 17 multi-family residential units and common lots units 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 29.

Analysis
Comprehensive Planning
Use Permits
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.

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.

Use Permits & Design Review
The proposed multi-family residential development is designed with minimal impact to the existing homes within the master-planned community, as well as the remainder of the golf course. The property currently has 5 existing buildings with 10 units serving as cottages for use by members of the golf club and guests. The proposed demolition of those units and replacing them with the proposed 17 unit condominium is complementary to the existing golf course and clubhouse uses while modernizing the amenities for club members and guests. The increase in retaining wall and fence heights is necessary due to the undulating topography of the golf course itself. Additionally, the proposed retaining walls include 5 foot separation between each row of

walls. Modifying the building setback areas allows for greater architectural flexibility while remaining compatible with the existing single-family residential development and the golf clubhouse within Southern Highlands. While the setbacks are measured to the future property lines which are the boundaries of the proposed map, the future property lines are not adjacent to any existing residences or right-of-way; therefore, staff is not anticipating any adverse impact. 34 parking spaces are provided within the garage spaces on the multi-family residential property, with 3 visitor parking spaces to be available at the clubhouse parking lot.

The modern architecture of the multi-family development is compatible with the single-family homes in the immediate area. The surrounding mature landscaping provides a natural buffer between the existing development, the proposed condominium buildings, the golf course, and nearby homes. The addition of 17 condominium units, with most parking accommodated within enclosed garages, eliminates the need for an open-air parking lot and avoids negative visual or functional impacts on the surrounding area. This site previously contained five buildings with similar residential uses. The three proposed buildings with the proposed cul-de-sac design will not interfere with pedestrian or vehicular circulation within the golf course property. The requested height above 50 feet is limited to architectural features only and does not involve any habitable space. Garage doors are centrally located within the three-building layout and do not face nearby residential properties; they are further screened from view by their internal placement. The applicant has agreed to follow Title 30 regulations for multi-family within commercial zoning districts which allows the proposed 10 dwelling units per acre. This approach aligns the project with other multifamily developments in mixed-use commercial development areas throughout Clark County. For these reasons, staff supports the requests.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0630-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS GOLF CLUB
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118