08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-26-0329-9 OF A KIND, LLC:

HOLDOVER PLANNED UNIT DEVELOPMENT for 337 single-family detached residential lots with modified development standards on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:
161-10-202-001

LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 32.36
- Project Type: Single-family detached development
- Number of Lots: 337 (single-family residential lots)/55 (common lots)
- Density (du/ac): 10.34
- Minimum/Maximum Lot Size (square feet): 1,670/3,295
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,343 to 1,540
- Open Space Required/Provided: 40,440/262,667
- Parking Required/Provided: 742/874

History, Site Plan, & Request
PA-25-700017 and ZC-25-0220 were approved on the site on June 2025. The approved zone change reclassified the site to RM18 zoning, and this application was not associated with any proposed design for future development.

With this proposed Planned Unit Development (PUD), the plans depict 337 single-family detached lots. The site is adjacent to an existing flood channel to the north and east. The lots are arranged in a west-to-east orientation with private streets that run north to south and east to west. Two primary access to the subdivisions are from Vegas Valley Drive.

The homes are frontloaded, with garages oriented towards the internal private streets, except for Lot 18, that is proposed as a side loading lot. The proposed development includes open space areas adjacent to the primary entries from Vegas Valley Drive along the south boundary of the site and include amenities such as swimming pool, children's playground, shade structures, BBQ areas, dog receptables and walking pathways.

Title 30 states that within the RM18 zone, single-family attached development shall meet RS2 district standards, with the following special standards: lot area minimum is 1,800 square feet; the maximum density is 18 units/acre; and the open space requirement is 120 sf per unit. As part of this PUD request, the applicant is requesting modified development standards which include the following: retaining wall height, reduction of the required minimum lot size, setback reductions, and allow for detached single-family residences in the RM18 zone.

Proposed Modifications	**Title 30 Standard**	**Proposed Standard**
Minimum Lot Size (Square Feet)	1,800 (RS2 District Standards)	1,670
Single-family detached	Attached single-family residences for RM-18	Detached single-family residences
Retaining Wall Height (Feet) -north property line	3 foot retaining wall	5 foot retaining wall
Driveway Length	20 feet	5 feet

Title 30 Standard for RS2 Zoning	**Proposed Setbacks for PUD**
20	Front: 5
15	Rear: 5
5	Side (Interior) 3.5
10	Side (Corner): 7

Landscaping

The proposed plans depict landscaping throughout the PUD with the Code mandating open space requirements. Street landscaping is provided along Vegas Valley Drive and Sloan Lane and meets Title 30 standards.

Elevations and Floor Plans

The project proposes 2 story single-family detached homes that vary in size between 1,343 square feet to 1,540 square feet of living The plans depict 2 story detached single-family residences with pitched roof line, concrete tile roof, stucco exterior finish, second story balcony with metal iron railing, 2 car garage with roll up doors, with covered entry way, recessed windows and walls offset.

The plans depict a floor plans for a 2 story detached home with 1 to 2 car garages, The proposed project includes 3 bedrooms, 2.5 baths, with family rooms, nook, bedrooms, bathroom, laundry and kitchen.

Applicant's Justification

The PUD will not affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and materials of the proposed buildings are compatible with the surrounding communities.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0312	Vacation and abandonment of easements and right-of-way	Approved by PC	June 2025
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood	Approved by BCC	June 2025
NZC-20-0051	Non-conforming zone change from P-F to R-2 with use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change from R-E and C-2 to P-F, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change from R-E and C-2 to P-F zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
WS-26-0332	Waivers of development standards for driveway geometrics and private street standards for a proposed single-family residential development is a companion item on this agenda.
TM-26-500086	A tentative map for 337 single-family detached 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
Planned Unit Development
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.

The proposed development would support Goal 1.1.1 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 and in part with Policy 1.4.4, that encourages infill development through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. The open space areas are generous, and since 262,667 square feet is provided.

However, one of the primary concerns is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design and these factors could affect internal circulation. The plans also show a reduction in the minimum lot size to 1,670 square feet, reduced setbacks, and the lack of internal sidewalks for such a dense layout. The overall design depicts unsafe pedestrian and vehicular circulation since the driveways are shortened, and subdivision depicts a congested arrangement.

While the proposed development could help to activate a long-term unused area and act as an in-fill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion waiver of development standards, and tentative map. For these reasons, staff cannot support this request.

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:

- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Vegas Valley Drive with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sloan Lane and Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Sloan Lane and Vegas Valley Drive improvement project.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0614-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.
APPROVALS: 2
PROTESTS: 2

COUNTY COMMISSION ACTION: July 22, 2026 – HELD – To 08/05/26 – per the applicant.

APPLICANT: 9 OF A KIND, LLC
CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146