

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to 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 (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for a 118 lot single-family attached townhouse project with a density of 14.13 dwelling units per acre. According to the applicant, the proposed zoning district appears to be a more compatible designation for the site being that it is adjacent to a large RS2 development to the east. Furthermore, the proposed request will not have any substantial adverse effect on the surrounding public facilities and services already contemplated for the area.

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
DR-0173-17	For a tavern within an approved retail center - expired	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
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

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 development & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20	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.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications 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 subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Currently, the property is zoned CG and RS20 and has been undeveloped for many years. The proposed density of this project is compatible with the nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand “middle” housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

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