

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER ZONE CHANGE to reclassify a 5.0 acre portion of 7.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-026 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request is appropriate for this site since the abutting areas to the east of Edmond Street are developed with single family residences in an RUD zone or are undeveloped areas planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac). These existing and planned land uses allow higher densities than being requested for the site. The proposed request will allow for a better transition area between the existing and planned land uses to the east and the existing Rural Neighborhood Preservation Areas to the west and south. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-1 zoning adjacent to an existing RUD zoned residential development to the east acts as a catalyst for in-fill development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Overhead electrical power transmission line along the eastern boundary of the site	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-E (RNP-I)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential

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

Related Applications

Application Number	Request
PA-23-700045	A plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the RUD zoning to the east and the R-E (RNP-I) zoning to the west. The R-E (RNP-I) area south of Cougar Avenue is developed; and therefore, is still a viable RNP area. The applicant states the existing RUD zoned residential development and undeveloped areas planned Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to the east across Edmond Street makes the site inappropriate for R-E (RNP-I) zoning. Adjacent parcels to the south and west of the site are developed with single family residences in an R-E (RNP-I) zone. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **May 22, 2024** 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:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 feet for Edmond Street and associated spandrel;
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 3 cards, 9 letters

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 04/16/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI

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