

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0388-KENDALL MITCHELL & IRMA:

ZONE CHANGES for the following: **1)** reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-24-501-067

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: 0.93
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for RS10 zoning is appropriate since there are properties a few blocks to the west that are planned for Low-Intensity Suburban Neighborhood (LN) uses and are zoned RS10 and RS5.2. Additionally, north of Pebble Road, are properties planned for Mid-Intensity Suburban Neighborhood (MN) and zoned RS3.3. Therefore, the proposed request is compatible with properties in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences

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

Related Applications

Application Number	Request
PA-25-700026	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
WS-25-0389	A waiver of development standards to waive full-off site improvements for a proposed 2 lot single-family residential development 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 cannot support the request for RS10 zoning on the site. The site is surrounded on all 4 sides by properties planned for Ranch Estate Neighborhood uses that are also zoned RS20 (NPO-RNP). Therefore, the request is not compatible nor in harmony with the surrounding area. Additionally, the property could still be subdivided into 2 lots with the current Ranch Estate Neighborhood land use category and RS20 (NPO-RNP) zoning since Section 30.02.26.F allows subdivisions of 10 or fewer lots within the Neighborhood Protection (RNP) Overlay to exceed the density of 2 dwelling units per acre if the net lot area requirements of the underlying district are met, which this site can meet. 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; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for RS10 zoning is 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 August 6, 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:**Department of Aviation**

If approved:

- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise – denial.

APPROVALS:

PROTESTS:

APPLICANT: MITCHELL & IRMA KENDALL

CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139