

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)

RELATED INFORMATION:

APN:

176-15-801-037 through 176-15-801-040

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: 1.9
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700049). A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Belcastro Street to the east and is 1.9 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site lies in the approved entitlements for adjacent developments to the east and northwest of the subject property, slated to be rezoned to R-1 (Single Family Residential) and R-D (Suburban Estates Residential), respectively. The proposed zone boundary amendment is considered appropriate as it aligns with and complements these developments, ensuring compatibility with similar densities. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive residential environment. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region.

Prior Land Use Requests

Application Number	Request	Action	Date
MSM-600191-06	Created a 4 lot subdivision	Approved	August 2006
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700049	A plan amendment to redesignate the site 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

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request for a zone boundary amendment to R-D zoning appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021, there have been 2 residential subdivisions approved with densities greater than that allowed by the R-E zoning. These projects are generally located east of Tenaya Way. The R-1 zoned project to the east consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will maintain harmonious low density residential development which will serve as a transitional buffer between the established rural ranch estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

Approval. 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:

Public Works - Development Review

- 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's 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, 1 letter

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 04/16/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI

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