

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0853-MAI HUAN QUAN & ZHONG QING:**

**ZONE CHANGE** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise (description on file). MN/gc (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-501-002; 177-28-501-004

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.70
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for RM32 zoning is appropriate since RM32 zoned properties exist to the north of the site across Silverado Ranch Boulevard. The applicant contends that RM32 zoning is not substantially more intensive than the existing RS2 zoning since the site is proposed to be used for senior housing, which is much less intensive than a traditional multi-family residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400001 (VS-0813-17)	Second extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	April 2022
ET-19-400157 (VS-0813-17)	First extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	February 2020
ZC-0812-17	Reclassified the site from R-E to RUD zoning for a residential planned unit development	Approved by BCC	November 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0813-17	Vacation and abandonment of easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	November 2017

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Multi-family residential
South & West	Neighborhood Commercial	CP	Office complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential planned unit development

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

### Related Applications

Application Number	Request
PA-25-700053	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
UC-25-0854	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
VS-25-0852	A vacation and abandonment for easements and portions of right-of-way is a companion item on this agenda.
TM-25-500206	A tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east 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. The request for RM32 zoning is not compatible with the surrounding area. Although there are properties zoned RM32 in the area, they are located on the north side of Silverado Ranch Boulevard and separated from the subject site by a 100 foot wide arterial street. Properties south of Silverado Ranch Boulevard are developed at a much lower density. The adjacent single-family residential subdivision to the east is zoned RS20. Although the subdivision was developed as a planned unit development, the density of the subdivision is still approximately 3 dwelling units per acre. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:** Enterprise - denial.

**APPROVALS:****PROTESTS:**

**APPLICANT:** MARK MULHALL

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135