

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

ZONE CHANGE to reclassify 10.16 acres: **1)** from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay.

Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 8021 & 8075 Haven Street, 87 E. Mesa Verde Lane
- Site Acreage: 10.16
- Existing Land Use: Undeveloped & single-family residential

Applicant's Justification

The applicant states that the proposed RS3.3 zoning will provide a good transitional buffer between the CR zoned properties to the west and the RS20 zoned properties to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400049 (VS-0062-17)	First extension of time for the vacation and abandonment of patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino Road to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for a portion of right-of-way being Geonry Avenue - expired	Approved by PC	July 2008
ZC-0970-07	Reclassified APN 177-09-401-017 and adjacent parcels to the south from R-E to C-P zoning for office buildings	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and a portion of right-of-way being Geonry Avenue - expired	Approved by PC	January 2006
ZC-1026-05	Established the RNP-I overlay in Enterprise including APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (Parcels West of Haven Street)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed-Use	RS20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS20 & CR	Single-family residential development & undeveloped

Surrounding Land Use (Parcel East of Haven Street – APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial	CP	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate APN 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) and APN 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500166	A tentative map for a 63 lot single-family residential development is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for government patent easements and portions of right-of-way being Santoli Avenue and Haven Street 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 RS3.3 zoning for the parcel on the east side of Haven Street (APN 177-09-403-014). Haven Street acts as a clear boundary line and buffer between the properties designated Ranch Estate Neighborhood (RN) and Neighborhood Protection (RNP) Overlay to the east of Haven Street, north of the properties planned Neighborhood Commercial (NC), and the higher density planned uses to the west of Haven Street. Changing the zoning to RS3.3 for the parcel on the east side of Haven Street would adversely impact the Ranch Estate Neighborhood (RN) and RNP properties to the north and east. 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. Staff can, however, support the request for RS3.3 zoning for the parcels on the west side of Haven Street since those parcels are planned for more intense and higher density uses. For these reasons, staff finds the request for RS3.3 zoning not appropriate for the parcel on the east side of Haven Street, but appropriate for the parcels on the west side of Haven Street.

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

Approval of APN's 177-09-401-009, 177-09-401-012, and 177-09-401-017 and 177-09-402-002, 177-09-402-004, and 177-09-402-005; denial of APN 177-09-403-014. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: February 18, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone, Kirk Nay: Kilarski

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of zone change #1 to RS10 for APNs 177-09-401-009, 177-09-401-012, 177-09-401-017, 177-09-402-002, 177-09-402-004, and 177-09-402-005; **denial of zone change #1 for APNs 177-09-403-014 and 177-09-401-017 and zone change #2.**

APPROVALS:

PROTESTS: 5 cards

APPLICANT: GREYSTONE NEVADA, LLC

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