

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0809-MAK ZAK, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.0 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 Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-101-004; 176-22-101-005

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

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-23-700042). A future land use application with detailed plans and layout will be submitted at a later date. The site has frontage along Pebble Road to the north and is 5 acres in size.

Applicant's Justification

The applicant states that the site is not appropriate for the current R-E (RNP-I) zoning category since it is located along a 100 foot wide right-of-way (Pebble Road). The proposed R-D zoning is more appropriate since it would provide a transition from the adjacent major roadway to the established rural homes to the south. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified these parcels 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, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
PA-23-700042	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

Zone Change

Although there are existing suburban residential developments in the area, most of those developments are on the east side of Tenaya Way, which makes this development fully within the Rural Neighborhood Preservation (RNP) area. This project would extend higher residential densities into the core of this established RNP area, farther than past developments. As a result, Tenaya Way should act as a border between the more intense uses and the RNP to the west of that street. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update; therefore, for these reasons, staff finds the request for R-D zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 17, 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 50 feet for Pebble Road;
- 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.

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:

PROTESTS: 6 cards, 12 letters

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

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118