

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-23-0915-ROOHANI RAMAK:**

**HOLDOVER ZONE CHANGE** to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development.

Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-13-701-016; 176-13-701-026 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.8
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request to reclassify this site from R-E and H-2 zoning to R-2 zoning for future residential development is appropriate for this site since the adjacent properties to the east and north are developed with single family residences in an RUD Zone. The adjacent parcels to the south are being developed as a single family residential development in an R-2 Zone. The Master Plan designates the site as Mid-Intensity Suburban Neighborhood (up to 8 du/ac); therefore, the request is in conformance with the Master Plan. The proposed request is consistent and compatible with the existing developments adjacent to the site, and will allow for a transition area between these existing developments to the east and the Rural Neighborhood Preservation Areas to the west. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-2 zoning adjacent to an existing RUD zoned residential development to the east acts as a catalyst for in-fill development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Established an RNP-I Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
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.

**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 that the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-2 zoning to be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the higher density residential development to the east and the rural residential development to the west. The R-2 zoning will provide a transition area between higher and lower density residential developments. The request conforms with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This request conforms in part with Policy 1.1.1 of the Master Plan to encourage the provision of diverse housing types at varied densities and in numerous locations. Reclassifying the site to an R-2 zone will allow an opportunity to provide for a mix of homes within the community with variations in unit sizes which will conform in part with policy 1.3.2 of the Master Plan to encourage a mix of housing options - both product types and unit sizes - within larger neighborhoods. For these reasons, staff finds the request for the R-2 Zone is 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**

Approval.

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.

### **Comprehensive Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Applicant will be required to enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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**

- No comment.

### **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](mailto: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 CCWRD is unable to verify sewer capacity based on this zoning application; you 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 - approval of zone change (with reduction to R-D zoning).**

**APPROVALS:**

**PROTESTS: 4 cards, 1 letter**

**COUNTY COMMISSION ACTION:** March 6, 2024 – HELD – To 05/22/24 – per the applicant.

**COUNTY COMMISSION ACTION:** May 22, 2024 – HELD – To 07/17/24 – per the applicant.

**APPLICANT:** KHUSROW ROOHANI

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