

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action)

RELATED INFORMATION:

APN:

177-07-401-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Existing Land Use: Single-family detached residential with agricultural uses

Applicant's Justification

The applicant states the surrounding properties to the north, west, and south have a zoning similar to this zone change request and this application would unify the zoning of the area west of Cameron Street. In addition, they state the zone change is to support a proposed single-family detached residential development that would be similar to those adjacent residential developments.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

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

Related Applications

Application Number	Request
WS-24-0603	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 lot single-family detached residential subdivision 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 finds that the site is surrounded by similar zoned RS3.3 subdivisions. The proposed RS3.3 zoning at the subject site would complete the block of RS3.3 zoned properties on the west side of Cameron Street and would allow for similar single-family residential developments when compared to the surrounding area. Cameron Street should serve as an adequate buffer from the undeveloped RS20 zoned property across the street to the east. Finally, staff finds that the proposed zone change complies with Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-07-401-018; 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 #0125-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV, LLC

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