

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 Gillespie Street within Enterprise (description on file). MN/gc (For possible action)

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
VS-25-0852	Vacation and abandonment for easements and portions of right-of-way	Approved by PC	February 2026
TM-25-500206	Tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east	Approved by PC	February 2026
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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.

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 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 3, 2026 – APPROVED – Vote: Unanimous
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: 4 cards

PROTESTS: 11 cards, 4 letters

APPLICANT: MARK MULHALL

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