

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:**

**ZONE CHANGE** to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

**APN:**

176-16-401-019; 176-16-401-026; 176-16-401-044

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.11
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting to rezone the subject property from RS20 (Residential Single-Family 20) to RS5.2 (Residential Single-Family 5.2). The current neighborhood to the west of the site is currently zoned RS5.2 while the existing neighborhoods to the east of the site are currently zoned RS20. The zone change and proposed product type will be consistent with the surrounding area while providing a buffer against the existing larger RS20 parcels within the NPO-RNP overlay.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential development; convenience store with gas station; & restaurant with drive-thru

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

### Related Applications

Application Number	Request
WS-24-0297	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with design reviews for alternative landscaping and a single-family residential development is a companion item on this agenda.
TM-24-500062	A tentative map for a 30 lot single-family residential subdivision on 7.11 acres is a companion item on this agenda.
VS-24-0296	A vacation and abandonment for patent easements and right-of-way 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 intent of the Mid-Intensity Suburban Neighborhood land use category is to encourage primary land uses that include single-family attached and detached residences. The Residential Single-Family 5.2 (RS5.2) zoning district is established to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Immediately to the north and west of the project site is an existing single-family residential development zoned RS5.2 with a planned land use of Mid-Intensity Suburban Neighborhood. An existing C-2 zoned convenience store with a gas station, in addition to a restaurant with drive-thru, is located adjacent to the southwest corner of the site. To the south of the site, across Pebble Road, is a second single-family residential development zoned RS5.2 with a planned land use of Mid-Intensity Suburban Neighborhood. Immediately adjacent to the southeast corner of the project site is a single-family residential development zoned RS20 (NPO-RNP) with a planned land use of Ranch Estate Neighborhood. To the east of the site is a partially developed parcel with a single-family residence and an undeveloped parcel, both zoned RS20 (NPO-RNP) with a planned land use of Ranch Estate Neighborhood.

Policy 1.4.4 of the Master Plan encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding neighborhood. Furthermore, policy EN-1.1 aims to preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development and standards for transitioning from higher intensity uses. Staff finds the request RS5.2 zoning district complies with several policies of the Master Plan and provides a transition between the RS5.2 and CG zoning to the west, and the RS20 (NPO-RNP) zoning to the east. The RS5.2 zoning district is compatible in scale and intensity with the surrounding RS20 (NPO-RNP),

RS5.2 and CG zoning districts. For these reasons, staff finds the request for the RS5.2 zone appropriate for this location and recommends approval.

**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:**

**Fire Prevention Bureau**

- No comment.

**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 #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118