

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone for a proposed single family subdivision.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed zone change is compatible with the area given the similarly zoned RS3.3 developments to the east of the site. In addition, the applicant states that a previous nonconforming zone change (NZC-18-0656) was approved for the site from the R-E (Rural Estates Residential) zone to the R-2 (Medium Density Residential) zone in October of 2018, and that this request is very similar to that previous request.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Mountain's Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700050	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-23-0866	A vacation and abandonment of a patent easement and a portion of Cactus Avenue is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a 19 lot single family residential subdivision is a companion item on this agenda.
TM-23-500183	A tentative map for a 19 lot detached single family 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 there has been a trend to allow parcels in the area to be reclassified to an RS3.3 zone for single family residential development, especially in the area to the south of Cactus Avenue and to the east of Durango Drive, which would make this request appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments in the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area; however, the project would add additional students to schools that are already over capacity per the Clark County School District. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals

and policies. Additionally, a similar request was also approved for the site. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting 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: April 2, 2024 – APPROVED – Vote: Unanimous
Absent: Castello, Kirk

Public Works - Development Review

- 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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTESTS: 7 cards

PLANNING COMMISSION ACTION: March 5, 2024 – HELD – To 04/02/24 – per Commissioner Mujica.

APPLICANT: VINCENT SCHETTLER

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106