

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:

ZONE CHANGES for the following: **1)** reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; 176-15-801-035

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: 7030 W. Pebble Road (multiple addresses)
- Site Acreage: 12.9
- Existing Land Use: Undeveloped & existing homes

Applicant's Justification

The applicant is requesting a zone change from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 97 lot single-family residential subdivision with a density of 7.51 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and south of this site. Furthermore, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was built.

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests - APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacate right-of-way easement - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres of this site to C-2 zoning, and a design review for a proposed shopping center	Approved by BCC	November 2009

Prior Land Use Requests - APN 176-15-801-035

Application Number	Request	Action	Date
ET-400299-05 (ZC-1600-00)	Second extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2006
ET-400301-03 (ZC-1600-00)	First extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2004
ZC-1600-00	Reclassified 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired; site is hard zoned	Approved by BCC	December 2000

*Additional land use applications have been previously approved on the above mentioned subject parcels but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	C-P & CG	Day care & pre-school facility; mini storage; & convenience store with gas pumps
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (RNP)	Developing single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-24-700041	A plan amendment from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0739	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 single-family residential lots 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 the area has transitioned more towards residential suburban type development, particularly the area to the north and south which have been developed as RS3.3 zoned single-family residential subdivisions. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2009, yet remains undeveloped. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Staff Recommendation

Approval. 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 4, 2025 – APPROVED – Vote: Unanimous Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; 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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card, 1 letter

PROTESTS: 7 cards, 1 letter

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120