

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0136-DOGWOOD HICKORY, LLC:

ZONE CHANGE to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

176-32-101-008; 176-32-101-009

PROPOSED LAND USE PLAN:

LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 8.59
- Existing Land Use: Open Lands (OL)

Applicant's Justification

Per the applicant, the Enterprise Land Use Plan designation for this site is Open Lands (OL). The applicant is requesting a Master Plan Amendment (companion item to this request) to change the Master Plan designation from OL (Open Lands) to LN (Low Intensity Suburban Neighborhood) and to change the zoning from RS20 to RS10. The proposed RS10 zoning designation is a good fit for the area since the zoning to the north is RS3.3 and to the south is RS20, the proposed RS10 will act as a good transitional zoning between the RS3.3 to the north and the RS20 to the south. This development's access will be solely from Cactus Avenue and not from Quarterhorse Lane which enhances the applicant's rationalization.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for government patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential 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 proposed RS10 zoning is compatible with the area since it creates a transition between R3.3 zoning to the north and R20 zoning to the south, east, and west. Lastly, the request complies with Policy 1.3.2 which encourages the mix of housing options in terms of product type and lot sizes within larger neighborhoods. Additionally, the site was previously approved for R-D zoning (equal to RS10), via NZC-22-0121 in June 2022. For these reasons, staff finds the request for the RS10 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DOGWOOD HICKORY, LLC

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