

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone).

Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-803-001

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for **RS5.2** zoning is appropriate for the site since there are existing developments with greater density in the area such as the **RM18 and RS2** developments across Bermuda Road to the east and northeast. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0710-17	Reclassified the site to R-D zoning for a single-family residential development	Approved by BCC	October 2017
VS-0711-17	Vacation and abandonment of easements - expired	Approved by BCC	October 2017
TM-0139-17	Single-family residential subdivision - expired	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential development
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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

Related Applications

Application Number	Request
WS-25-0357	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0356	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500087	A tentative map for 10 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 request to reclassify the site to **RS5.2** zoning to not be compatible with the existing single-family residential developments to the west and south. The proposed **RS5.2** zoning does not provide for an appropriate transition for the **RS10** zoned residences to the south or the **RS20 (NPO-RNP)** zoned residences to the west; or from the **RS20 (NPO-RNP)** zoned place of worship to the north to these residences. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with **NPO-RNP** areas and minimize future conflicts with higher intensity development planned on-sites that are adjacent to **NPO-RNP** areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to **NPO-RNP** areas or clustering higher intensity housing units away from the shared edge of the **NPO-RNP**. Given the small size of the subject property (2.5 acres), utilizing such strategies would be hard to accomplish. Staff finds that the existing **RS10** zoning for the site is more compatible with the surrounding area, as opposed to the **RS5.2** zoning request. For these reasons, staff finds the request for **RS5.2** zoning is not appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Denial.

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:**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Bermuda Road, 30 feet for Frias Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 13 cards, 3 letters, 1 petition (70 signatures)

COUNTY COMMISSION ACTION: February 7, 2024 – HELD – To 05/22/24 – per the applicant.

COUNTY COMMISSION ACTION: May 22, 2024 – HELD – To 07/17/24 – per the applicant.

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – No Date – per the applicant.

APPLICANT: KHUSROW ROOHANI

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