

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0112-SHANGOOLY, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-30-501-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- 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 north, and Mid-Intensity Suburban Neighborhood (up to 8 du/acre) planned land use on the east, west, and south of the site. This area is anticipated to be developed within this density, as outlined in the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
WS-24-0113	Waivers of development standards for wall height, increased finished grade, and driveway separation is a companion item on this agenda.
VS-24-0114	Vacation of patent easements is a companion item on this agenda.
TM-24-500029	A tentative map for a 15 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. Staff finds that there has been a trend for 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 Blue Diamond Road, west of Fort Apache Road, north of Gomer Road and to the east of Hualapai Way. This location represents the first reclassification of lands south of Gomer Road for RS3.3 development. The underlying planned land use is Mid-Intensity Suburban Neighborhood with up to 8 du/ac on the property surrounding this parcel. 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. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

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 #0473-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 8 cards, 1 letter

COUNTY COMMISSION ACTION: May 22, 2024 – HELD – To 06/05/24 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – To 07/03/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147