

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**HOLDOVER ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-15-801-045

**PROPOSED 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

Request

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700047). A future land use application with detailed plans and layout will be submitted at a later date. The site has frontage along Torino Avenue to the south and is 2.5 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site aligns with the approved entitlements for adjacent developments to the southeast and northwest of the subject property, slated to be rezoned to R-1 (Single Family Residential) district and R-D (Suburban Estates Residential) district, respectively. The proposed zone boundary amendment is considered appropriate as it aligns with and complements these developments, ensuring compatibility with similar densities. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive residential environment. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700047	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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**

Zone Change

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request for a zone boundary amendment to R-D zoning appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021, there have been 2 residential subdivisions approved with densities greater than that allowed by the R-E zoning. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established rural ranch estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 21, 2024** at 9:00 a.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:**

#### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

#### **Public Works - Development Review**

- No comment.

#### **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 website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC: Enterprise - denial.**

**APPROVALS:**

**PROTESTS: 6 cards, 9 letters**

**PLANNING COMMISSION ACTION:** February 6, 2024 – HELD – To 02/20/24 – per the applicant.

**PLANNING COMMISSION ACTION:** February 20, 2024 – HELD – To 04/16/24 – per the applicant.

**PLANNING COMMISSION ACTION:** April 16, 2024 – HELD – To 06/18/24 – per the applicant.

**PLANNING COMMISSION ACTION:** June 18, 2024 – HELD – To 07/16/24 – per the applicant.

**APPLICANT: KHUSROW ROOHANI**

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