

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**ZONE CHANGE** to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action)

---

RELATED INFORMATION:

**APN:**

177-34-101-001 through 177-34-101-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: NA
- Site Acreage: 8.27
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from CG (Commercial General) Zone to RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 60 lot single-family residential subdivision with a density of 7.25 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. 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**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-21-0187	Vacation and abandonment of patent easements and portions of Amigo Street and Cactus Avenue - expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from an R-E zone to a C-1 zone for a retail complex with a convenience store and gasoline station (middle parcel) - UC/WS/DR - expired	Approved by BCC	June 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development (middle parcel)	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1 lot commercial subdivision for APN 177-34-101-003 - expired	Approved by PC	March 2008
DR-1187-06	Shopping center on APN 177-34-101-003 (east parcel) - expired	Approved by PC	October 2006
TM-0696-05	1 lot commercial subdivision for APN 177-34-101-003 (east parcel) - expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from a C-P zone to a C-1 zone for a shopping center (east parcel)	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from an R-E zone to a C-1 zone (reduced to C-P) (east parcel) – expired	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from an R-E zone to a C-1 zone for a shopping center (west parcel)	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive -recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from an R-E Zone to C-P for an office building (east parcel) - expired	Approved by BCC	March 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

### Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

**Related Applications**

WS-24-0626	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	Vacation and abandonment patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500139	A tentative map for a 60 lot single-family residential subdivision 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.

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the site is no longer a viable CG (Commercial General) Zone. The area has transitioned more towards residential suburban type development, particularly the area to the south and east which have been developed as RS3.3 zoned single-family residential subdivisions. The proposed RS3.3 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends for the area. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2003, but 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.

**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**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 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:**

### **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](mailto: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**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116 feet.
- Applicant to show fire hydrant locations on-site and within 750 feet.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135