

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 118 lot single-family attached townhouse project with a density of 14.13 dwelling units per acre. The applicant is requesting a zone change on the 8.35 acres from a CG and RS20 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, changing the planned land use category to a higher residential category will provide for an opportunity to develop much needed housing for the area and will help support more varied housing option types, density, and price points for future residences.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
DR-0173-17	For a tavern within an approved retail center - expired	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single-family residential development & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood land use designation appropriate for this location. The subject site is adjacent to Valley View Boulevard, which is an arterial street. The Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use category to be located along major streets and near existing or proposed services. The request also complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand "middle" housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multi-family complexes. For these reasons, staff finds the request for the Compact Neighborhood land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF
THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on March 18, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700006 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-29-401-002; 177-29-401-004; 177-29-404-005 & 177-29-404-007 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue.

PASSED, APPROVED, AND ADOPTED this 18th day of March, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY