

11/21/23 PC AGENDA SHEET

FUTURE RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0678-NALA PROPERTIES, LLC; ET AL:

ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9824 W. Pebble Road, 8880 S. Grand Canyon Drive, and N/A
- Site Acreage: 23.1
- Project Type: Future residential development

Site Plans

This is a zone change request with no plans submitted and is a companion item with a Plan Amendment (PA-23-700034). The site is 23.1 acres in size with street frontage along the south property line (Pebble Road).

Applicant's Justification

The applicant states that the surrounding area has changed over time, and that a number of R-2 zoned subdivisions have been approved to the north, south, and east. One of the subject parcels APN 176-18-801-011 is already approved to be rezoned to R-2 per NZC-22-0222. However, the applicant is requesting to expunge NZC-22-0222 with approval of this application, to bring APN 176-18-801-011 under 1 zone change entitlement with the other subject properties. Furthermore, there is an increasing need for single family homes in Clark County and Enterprise. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| NZC-22-0222 | Reclassified APN 176-18-801-011 from R-E to R-2 zoning for a single family residential development | Approved by BCC | August 2022 |
| TM-22-500076 | 32 single family residential lots on APN 176-18-801-011 | Approved by BCC | August 2022 |
| VS-22-0223 | Vacated and abandoned a flood control easement on APN 176-18-801-011 | Approved by BCC | August 2022 |
| PA-21-700003 | Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan | Adopted by BCC | November 2021 |
| UC-21-0512 | Allowed an accessory structure prior to a principal structure on APN 176-18-801-009 | Approved by BCC | November 2021 |
| VS-21-0513 | Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009 | Approved by BCC | November 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-------------------------|---|
| North | Open Lands, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac) | R-E & R-2 | Flood channel, undeveloped, & single family residential |
| South | Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Low-Intensity Suburban Neighborhood (up to 5 du/ac), | R-E (RNP-I), R-1, & R-2 | Undeveloped & single family residential |
| East | Open Lands | R-E | Flood channel & undeveloped |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residence |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-23-700034 | A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Staff finds the proposed zone change request to R-2 zoning compatible with the surrounding area. The surrounding area has seen a transition from lower density residential uses to middle density residential uses. Former R-E (RNP-I) zoned areas to the south and east have been approved to be rezoned to R-2 (NZA-22-0222, NZC-22-0305, & NZC-23-0239). A portion of NZC-23-0239 was approved to be rezoned to R-1, since that portion was immediately adjacent to an existing 10 lot, R-E (RNP-I) zoned subdivision. R-2 zoned properties are also located to the north across the flood channel. With the transition to R-2 zoning in the area, the proposed zone change request is in harmony with the surrounding area. APN 176-18-801-011, which is part of this request, is already zoned R-2. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge NZC-22-0222.
- 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

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; you 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:

APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC

CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135