

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0528-DIAMOND RAVEN, LLC:

ZONE CHANGE to reclassify 4.84 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 Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)

 RELATED INFORMATION:
APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.84
- Existing Land Use: Single-family detached residential & undeveloped

Applicant's Justification

The applicant states the proposed zone change is justified due to the conditions of the surrounding area. They state the site of the proposed zone change is situated between 2 highly travelled transportation corridors. In addition, they also state there are also several other subdivisions in the area which have already been approved for the RS3.3 zone indicating the area is changing in favor of higher density residential developments.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element	Withdrawn	February 2025
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street landscaping, freeway buffer, and to allow attached sidewalks for single-family residential subdivision is a companion item on this agenda.
VS-24-0530	A vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-24-500115	A 38 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. Staff finds that the site is situated between a major collector street (Dean Martin Drive) and the I-15 right-of-way. Staff finds the area between these 2 roadways has several areas that are either zoned RS3.3 or for IP indicating a trend to higher density residential and low intensity industrial developments. Staff finds that there, however, is also NPO-RNP areas directly to the west of Dean Martin Drive indicating a possible need for the buffering of these uses from those to the east of Dean Martin Drive. In this case, staff finds the site would be buffered by existing lower density residential uses and that the higher density zones and industrial uses should be more clustered to the I-15 side rather than the Dean Martin Drive side, which this site is. Finally, staff finds there is precedent within the area for RS3.3 zoning, while the proposed site will have a higher density than those previously approved sites do, the proposed site is smaller and will serve as a buffer between the I-15 and lower density areas to the west. For these reasons, staff finds the request for the RS3.3 Zone appropriate.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 4, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Gibson, Mujica, Roitman, Stone Nay: Kirk

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 is strongly encouraged; 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 that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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.

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 #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 10 cards, 1 letter

PLANNING COMMISSION ACTION: November 19, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – HELD – To 02/04/25 – per the applicant.

PLANNING COMMISSION ACTION: February 4, 2025 – HELD – To 03/04/25 – per the applicant.

APPLICANT: DIAMOND RAVEN, LLC

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