

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0295-REISS RONALD TRS:

ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11855 Ensworth Drive, 1025 & 1325 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Existing Land Use: Undeveloped & single-family residential

Applicant's Justification

The applicant states that the requested RM18 zoning offers a more appropriate transition correlating with the surrounding zoning and will not cause any substantial adverse effects on the surrounding public facilities and services.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign on APN 191-05-801-001	Approved by BCC	January 2003
VS-1686-96	Vacation and abandonment of easements on APN 191-05-801-003	Approved by PC	November 1996
UC-1134-94	Use permit for off-premises advertising signs on APN 191-05-801-001 and properties to the south	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, and retail complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
PUD-26-0296	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
WS-26-0297	Waivers of development standards for alternative driveway geometrics and to reduce street intersection offset is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and government patent easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached residential subdivision (townhomes) 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. The planned land use for the subject parcels is Entertainment Mixed-Use (EM), which allows 18 or more dwelling units per acre. Although RM18 is conforming to the Entertainment Mixed-Use (EM) land use category, staff finds the request for RM18 zoning does not allow enough density considering the surrounding properties and its location. The adjacent properties to the north and south are zoned RM32, which allows up to 32 dwelling units per acre, and were Board initiated zone changes (ZC-18-0943 & ZC-18-0944) to allow future development of affordable housing that Clark County made reservations for on Bureau of Land Management (BLM) land. Other developments in the area are also of higher density, including a multi-family residential development approximately 350 feet to the south (APN 191-05-801-015) that is being developed at a density of 38.8 dwelling units per acre; and another multi-family residential development approximately 1,350 feet to the north (APN 191-05-601-015) developed at 24.12 dwelling units per acre. A parcel approximately 1,000 feet to the north is zoned RM50 (APN 191-05-601-019) and is approved for a multi-family residential development at a density of 47 dwelling units per acre. Therefore, there is an established trend for higher density residential uses in the area than what RM18 would allow. The site's location near

Interstate 15 and Las Vegas Boulevard South also makes the site ideal for higher density residential uses. The request does not comply 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. For these reasons, staff finds the request for RM18 zoning is not appropriate for this location.

Staff Recommendation

Denial.

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:

Fire Prevention Bureau

If approved:

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)

CONTACT: KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119