

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-10-101-004; 176-10-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7581 W. Warm Springs Road
- Site Acreage: 4.37
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for RS2 zoning is appropriate since the site is planned for Compact Neighborhood (CN) uses and is located adjacent to RM18 zoning to the west. Furthermore, the applicant states the request allows for a cohesive and harmonious environment while allowing for in-fill development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Nonconforming zone change from C-2 to R-2 - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 for a shopping center	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential planned unit development (townhouses)

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

Related Applications

Application Number	Request
WS-25-0449	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0448	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500108	A tentative map for 43 single-family residential lots 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 request for RS2 zoning is conforming to the Compact Neighborhood (CN) land use category on the site and is compatible with the surrounding area. The properties on the south side of Warm Springs Road planned for commercial uses have transitioned to residential uses over the years through nonconforming zone changes. Furthermore, the proposed RS2 zoning allows for a transition from the lower density RS3.3 zoning to the east and the higher density RM18 zoning to the west. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

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.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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.

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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: FRED SADRI

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118