

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states the site is not appropriate for the current Ranch Estate Neighborhood (RN) category since it is located on the corner of a 100 foot wide right-of-way (Buffalo Drive) and an 80 foot wide right-of-way (Wigwam Avenue). The proposed Low-Intensity Suburban Neighborhood (LN) category is more appropriate since it would provide a transition from the adjacent major roadway (Buffalo Drive) to the established rural homes to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of LN adjacent to an existing Mid-Intensity Suburban Neighborhood (MN) to the north acts as a catalyst for in-fill development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0812	A zone change to reclassify the site from R-E (RNP-I) to R-1 zoning for a future residential development 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 Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. Camero Avenue currently acts as a clear line of demarcation between the Mid-Intensity Suburban Neighborhood (MN) to the north and the Ranch Estate Neighborhood (RN) to the south. The RN area south of Camero Avenue is zoned R-E (RNP-I) and is substantially developed; and therefore, is still a viable RNP area. The applicant states that Buffalo Drive being a 100 foot wide right-of-way makes the site inappropriate for RN; however, to the south of the site are a number of existing RN

developments immediately adjacent to Buffalo Drive. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, 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 **January 22, 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 16 cards

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI

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

**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 December 17, 2024, 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-23-700043 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-15-201-005 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue.

PASSED, APPROVED, AND ADOPTED this 17th day of December, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY