

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0267-PARDEE HOMES NEVADA:

ZONE CHANGES for the following: **1)** reclassify 2.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

176-21-501-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.44
- Existing Land Use: Vacant

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The proposed zoning designation is suited in this area and meets the intent for transitional zoning adjacent to the RS20 (NPO-RNP) area located to the north of this development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| PA-18-700015 | Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban). Approved with a reduction to RL (Residential Low) | Approved by BCC | March 2019 |
| DR-17-0825 | Design review for a single-family residential development - expired | Approved by BCC | November 2017 |
| VS-17-0511 | Vacation and abandonment easements - expired | Approved by PC | September 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change from an R-E zone to an R-E (RNP-I) zone | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---------------------------|
| North | Open Lands | RS20 (NPO-RNP) | Undeveloped |
| South | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 (NPO-RNP) | Single-family residential |
| West | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 (NPO-RNP) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-26-0269 | Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda. |
| VS-26-0268 | A vacation and abandonment of easements is a companion item on this agenda. |
| TM-26-500069 | A tentative map for a 6 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. The intent of the RS5.2 zoning district is to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning provides an appropriate transition between the undeveloped RS20 zoned parcel to the east, with a planned land use of Low-Intensity Suburban Neighborhood (LN), and the existing single-family residential development to the east. The RS5.2 zoning district is compatible with the single-family residential development within the surrounding area. Furthermore, staff finds the request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning is appropriate for this location.

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:**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 #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA, INC.

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120