

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0056-SILVER HINSON, LLC:

ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-19-803-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.89
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to RS3.3 (Residential Single-family 3.3). The subject site is proposed for a 7 lot single-family residential development with a density of 7.87 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting RS3.3 properties to the southwest, coupled with the conformity to the current land use plan will underscore the appropriateness of this request.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Partially developed single-family residential subdivision

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

Related Applications

Application Number	Request
WS-25-0057	Waivers of development standards to increase wall height and for street intersection off-set with a design review for a single-family residential development is a companion item on this agenda.
VS-25-0058	A vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.
TM-25-500013	A tentative map for 7 single-family residential lots and common 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 Residential Single-Family (RS3.3) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The abutting properties in proximity of this site that are currently zoned RS3.3. Furthermore, the request complies with Urban Specific Policy 4 of the Master Plan which promotes preserving existing residential neighborhoods by encouraging lots within these areas to develop at similar densities as the existing area. For these reasons, staff finds the request for RS3.3 zoning 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:**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

- No comment.

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 #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SILVER HINSON, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147