

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:

ZONE CHANGE to reclassify 11.21 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise (description on file). JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Existing Land Use: Undeveloped & single-family residence

Applicant's Justification

The applicant states that the RS3.3 zoning designation matches the surrounding area as the adjacent properties to the north, south, east, and west are already zoned RS3.3. Furthermore, the applicant states that the zone change and proposed product type will be consistent with the surrounding area and neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APNs 176-17-501-016 and 176-17-501-017 were reclassified from R-E to C-P zoning as part of this application, but this portion later expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development 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

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are single-family developments in the area that are currently zoned RS3.3, which makes this request appropriate. There has been no indication from public service providers that the proposed would have a substantial adverse effect on public facilities and services in the area. The request complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 176-17-501-010 and 176-17-501-016; to connect to municipal sewer and remove the septic system 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 system has 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 #0050-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118