

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-15-801-045

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: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that this amendment is justified by the unique characteristics of the subject parcel and its proximity to land with approved entitlements for adjacent single family residential developments. Directly to the southeast and northwest are approved R-1 and R-D zoned developments, respectively. According to the applicant, this proposed amendment is deemed appropriate as it aligns with and complements these neighboring future developments by ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious residential environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0832	Zone change to reclassify the site from R-E (RNP-I) to R-D zoning for 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.

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021 there have been 2 residential subdivisions approved with densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use category. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

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 March 6, 2024 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:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE COUNTY 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 February 6, 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-23-700047 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-15-801-045 from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY