

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700042-MAK ZAK, LLC:

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 south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-22-101-004; 176-22-101-005

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: 5.0
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that this amendment is justified by the unique characteristics of the subject parcels. Their proximity to a 100 foot wide public right-of-way makes them less suitable for a traditional rural neighborhood development. Instead, the proposed LN (Low-Intensity Suburban Neighborhood) category would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the south and the higher intensity of the adjacent roadway. Furthermore, the proposed Master Plan Amendment recognizes the pressing need for in-fill developments throughout Clark County. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 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, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0809	A 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.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) will not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west. The closest smaller lot single family development is over 1,000 feet away on the east side of Tenaya Way. Therefore, Tenaya Way currently acts as a clear line of demarcation between suburban neighborhoods to the east and the ranch estate neighborhoods to the west. Furthermore, directly to the north of this site is an R-E single family residential development that recently completed construction last year; and therefore, shows this area is still a viable RNP neighborhood. 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 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: Enterprise - denial.

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-23-700042 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-101-004 & 176-22-101-005 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 south side of Pebble Road and the west side of Monte Cristo Way 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