

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

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

Site Plan

This is a zone change request with no plans submitted and is a companion item with a Plan Amendment (PA-23-700043). The site is 5 acres in size.

Applicant’s Justification

The applicant states that the site is not appropriate for the current R-E (RNP-I) zoning category since it is located on the corner of a 100 foot wide right-of-way (Buffalo Drive) and an 80 foot wide right-of-way (Wigwam Avenue). The proposed R-1 zoning is more appropriate since it would provide a transition from the adjacent major roadway (Buffalo Drive) to the established rural homes to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-1 zoning adjacent to an existing R-2 zoned residential development to the north acts as a catalyst for in-fill development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-23-700043	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. Camero Avenue currently acts as a clear line of demarcation between the R-2 zoning to the north and the R-E (RNP-I) zoning to the south. The R-E (RNP-I) area south of Camero Avenue is substantially developed; and therefore, is still a viable RNP area. The applicant states that Buffalo Drive being a 100 foot wide right-of-way makes the site inappropriate for R-E (RNP-I) zoning; however, to the south of the site are a number of existing R-E (RNP-I) developments immediately adjacent to Buffalo Drive. 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 R-1 zoning not appropriate for this location.

Staff Recommendation

Denial. 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 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:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Buffalo Drive, 40 feet for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

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