06/18/24 PC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER 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 northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:
177-28-702-017

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 the request for Low-Intensity Suburban Neighborhood (LN) is appropriate for the site since the adjacent properties to the north are also planned LN and the adjacent property to the east, although zoned R-E (RNP-I), is a non-residential place of worship. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
South & West	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)	Place of worship

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

Related Applications

Application Number	Request
ZC-23-0830	A zone change to reclassify the site from R-E (RNP-I) to R-1 zoning for a 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

Plan Amendment

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.

The request for Low-Intensity Suburban Neighborhood (LN) is compatible with the surrounding area. The adjacent properties to the north are planned LN along with the properties to the southeast. Although the 2 parcels to the east and northeast planned for Ranch Estate Neighborhood (RN) would be cut-off from the other RN planned properties to the west and south by a change to LN on this site, those 2 parcels are not viable as RN planned or R-E (RNP-I) zoned properties. The parcel to the east is developed as a place of worship, and therefore, is not

characterized as a residential property. The parcel to the northeast is adjacent to LN planned and R-D zoned properties to the north and west, and places of worship to the east and south; and therefore, already is an isolated RN planned parcel that is located adjacent to an arterial street (Bermuda Road). Furthermore, public rights-of-way (Fairfield Avenue and Frias Avenue) will separate the proposed LN on the subject site from the existing RN planned properties to the west and south. The request complies with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

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 **July 17, 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: 12 cards, 5 letters, petition with 27 signatures, petition with 70 signatures

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

APPLICANT: KHUSROW ROOHANI
CONTACT: JESSICA WALESA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE 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 June 18, 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-23-700046 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-28-702-017 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the northeast corner of Frias Avenue and Fairfield Avenue.

PASSED, APPROVED, AND ADOPTED this 18th day of June, 2024.

CLARK COUNTY PLANNING COMMISSION

By:_____
TIMOTHY CASTELLO, CHAIR

ATTEST:

_____
SAMI REAL
EXECUTIVE SECRETARY