

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0169-USA:**

**HOLDOVER ZONE CHANGE** to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

**APN:**

176-27-101-031 ptn

**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: 7.50 portion of 32.50
- Existing Land Use: Undveloped

Applicant's Justification

The applicant states this request is to rezone the subject property from RS20 (Residential Single-Family 20) to RS5.2 (Residential Single-Family 5.2) and to remove the Neighborhood Protection (RNP) Overlay for a proposed 25 lot single-family residential subdivision. The justification for this request is that the proposed zone boundary amendment allows the expansion of the previously approved single-family residential development (ZC-22-0168 and TM-22-500060) immediately to the north of the project site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD via ZC-22-0168
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and Hillside development is a companion item on this agenda.
TM-24-500044	A tentative map for a 25 lot single-family residential subdivision on 7.5 acres 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

The Residential Single-Family 5.2 (RS5.2) zoning district is established to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Immediately to the north of the project site are 4 undeveloped RS10 zoned parcels previously approved for a single-family residential development consisting of 30 lots on 10 acres with a density of 3 dwelling units per gross acre. To the west of the proposed development is an existing single-family residential development zoned RS10 consisting of 19 lots on 7.63 acres with a density of 2.5 dwelling units per gross acre. To the south of the project site are undeveloped parcels zoned RS20 located within the Neighborhood Protection (RNP) Overlay. Staff finds the proposed RS5.2 zoning district conflicts with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The RS10 and the RS5.2 zoning districts require minimum lot sizes of 10,000 square feet (gross) and 5,200 square feet, respectively. The RS5.2 zoning district is not compatible in scale or intensity with the RS10 zoning districts to the north and west and the RS20 district to the south. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the RS5.2 zone is not appropriate for this location and recommends denial.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 7, 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**

If approved:

- No comment.

**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 #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 27 cards, 2 letters

**PLANNING COMMISSION ACTION:** June 18, 2024 – HELD – To 07/02/24 – per the Planning Commission.

**APPLICANT:** THOMASON CONSULTING ENGINEERS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119