ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a future residential development.

Generally located on the south side of Gomer Road, 650 feet east of Fort Apache Road within Enterprise (description on file). SB/md/ml (For possible action)

RELATED INFORMATION:

APN:
176-29-101-002

LAND USE PLAN:
ENTERPRISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 1.1
• Project Type: Conforming zone change without development plans

Project Scope
This is a request for an R-2 zoning district without development plans. This parcel has direct access to Gomer Road and is located between developed RUD zoned parcels to the west and R-2 zoned parcels to south and east. The single family development to the north, across Gomer Road, is zoned R-1. The parcels to the west, east, north, and south are developed with single family residences.

Applicant’s Justification
The applicant states that the requested R-2 zoning is compatible with the area.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Commercial</td>
<td>R-1 &amp; R-E</td>
<td>Single family residential development &amp; plant nursery</td>
</tr>
<tr>
<td></td>
<td>Neighborhood</td>
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</tbody>
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<tbody>
<tr>
<td>South &amp; East</td>
<td>Major Development Projects (Mountain’s Edge – up to Suburban Residential &amp; Urban Residential)</td>
<td>R-2</td>
</tr>
<tr>
<td>West</td>
<td>Residential Medium (up to 3 du/ac to 14 du/ac)</td>
<td>RUD</td>
</tr>
</tbody>
</table>

The subject parcel and surrounding area are located within the public facilities needs assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**
The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. The subdivision immediately to the west is zoned RUD and the adjacent development to the east and south is zoned R-2. This request does not include development plans; therefore, a design review as a public hearing for future development plans is required. The request complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Additionally, the zone change will provide an orderly transition from the existing RUD development to the west and the existing R-2 zoned development to the east. Therefore, staff recommends approval of this request.

**Staff Recommendation**
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.

**Public Works – Development Review**
- Drainage study and traffic study will be required with any future development;
- Full off-site improvements will be required with future development.
Building/Fire Prevention

• No comment.

Clark County Water Reclamation District (CCWRD)

• Applicant is advised that a Point of Connection (POC) request must be completed prior to submittal of civil improvement plans; and that instructions may be found on the CCWRD website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Ali Kaveh
CONTACT: Ali Kaveh, 3824 S. Jones Boulevard #200, Las Vegas, NV 89118