

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:**

**ZONE CHANGE** to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action)

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 RELATED INFORMATION:
**APN:**

177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:****Project Description**

## General Summary

- Site Address: N/A
- Site Acreage: 11.21
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for RM32 zoning for the site is appropriate since the area is seeing a trend toward higher density residential uses. The properties to the south have recently been rezoned to RUD (RS2) and R-5 (RM50) zoning per Nzc-20-0477 and Nzc-21-0571, respectively. Additionally, a daycare facility was recently approved per UC-23-0682 on the CG zoned parcel that the subject site borders on the north, east, and west. Multi-family residential and a daycare facility are compatible uses. Additionally, Decatur Boulevard is a major arterial street that is designed to accommodate traffic generated by more intense or dense uses.

**Prior Land Use Requests**

Application Number	Request	Action	Date
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners	Approved by BCC	January 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20, RS2, & CG	Undeveloped and single-family residential development
East	Public Use	PF (AE-60)	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

### Related Applications

Application Number	Request
PA-25-700001	A plan amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-25-0006	A vacation and abandonment for patent easements and portions of right-of-way being Decatur Boulevard and Le Baron Avenue is a companion item on this agenda.
WS-25-0008	Waivers of development standards and a design review for a multi-family residential development 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. The area has been transitioning from commercial/industrial uses to higher density residential uses. Although properties to the south are planned for Business Employment (BE) uses, those properties were approved for RM50 and RS2 zoning. The proposed RM32 zoning on the subject site is a continuation of the trend towards higher density residential zones in the area. The adjacent flood control channel and detention basin to the north and east will help buffer the site. Furthermore, Decatur Boulevard, a major arterial street, separates the site from the single-family residential to the west. The CG zoned parcel that sits in the middle of the project area along Le Baron Avenue, is approved for a daycare facility per UC-23-0682 which will provide a needed service for future residents of the site. The proposed RM32 zoning on the site is compatible with the surrounding area and is in harmony with the development trends for the area. The request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for RM32 zoning is appropriate for this location.

#### Department of Aviation

The residential portion of the property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights.

Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003 are subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued, and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

### **PLANNING COMMISSION ACTION:** February 18, 2025 – APPROVED – Vote: Unanimous **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0450-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:** 2 cards

**PROTESTS:** 11 cards

**APPLICANT:** PICERNE DEVELOPMENT CORP

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
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