

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0163-MICHAEL, JOHN T.:

ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

 RELATED INFORMATION:
APN:

177-12-102-002

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 2375 E. Warm Springs Road
- Site Acreage: 0.83
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that the proposed RS3.3 zoning is appropriate since the adjacent parcel to the east is zoned RS3.3 and a similar RS3.3 zoned single-family residential development exists to the west of Topaz Street. Furthermore, the increased density in the area is appropriate since the site is located near Warm Springs Road and Eastern Avenue which provides ample public transportation opportunities and commercial and recreational services along the corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1264-07	Zone change to reclassify the site from R-E to CRT zoning for 2 office buildings - expired	Approved by BCC	January 2008
ZC-0116-03	Zone change to reclassify the site from CRT to CP zoning for a residential office conversion	Denied by BCC	May 2003
ZC-1859-00	Zone change to reclassify the site from R-E to CRT zoning for a residential office conversion - expired	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	RS20	Flood channel & Sunset Park
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

* The Duck Creek Wash is located directly to the west and to the north across Warm Springs Road.

**The Union Pacific Railroad right-of-way is located to the north of the site across Warm Springs Road.

Related Applications

Application Number	Request
PA-25-700011	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0164	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500039	A tentative map for 5 single-family residential lots 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 proposed RS3.3 zoning on the site is compatible with the surrounding area. The adjacent property to the east is currently zoned RS3.3, and the abutting single-family residential development to the west of the flood channel and Topaz Street is zoned RS3.3. Rezoning the site to RS3.3 will allow for a consistent unified zoning category along the south side of Warm Springs Road, not including the flood control parcel. Additionally, the RS3.3 zoning allows for a transition from Warm Springs Road (an arterial street) to the RS20 zoned properties to the south. The request complies with Policy 1.4.4 which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

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: April 15, 2025 – APPROVED – Vote: Unanimous
Absent: Kirk

Department of Aviation

- 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 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.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS: 1 card, 1 letter

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146