

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:

ZONE CHANGES for the following: **1)** reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and **2)** reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone.

Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action)

RELATED INFORMATION:

APN:

176-04-201-011; 176-04-201-012; 176-04-201-022

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.82
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site is near an existing and developing mixed-use development, UnCommons, consisting of commercial and residential uses, the Durango Station resort-hotel, and other office areas at the busy Durango Road and I-215 interchange. The applicant states that light industrial use is no longer compatible with the existing development. The applicant states that even at the density of RM50, this use is no more intense than what is already contemplated for the area. Therefore, the intensity and density of a multi-family development is appropriate. Additionally, the applicant states that the multi-family development will be within easy walking distance of the commercial and resort-hotel uses. There are also other nearby employment opportunities including existing office and warehouse buildings. The applicant states that the mixture of uses will make the proposed multi-family project appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved by BCC	November 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

Related Applications

Application Number	Request
PA-24-700029	Plan amendment to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0583	A vacation and abandonment for government patent easements, streetlight and traffic control easements, and portions of right-of-way being Gagnier Boulevard, Maule Avenue, and Agilysys Way 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 applicant requests a zone change from RS20 to RM50 zoning for APNs 176-04-201-011 and 176-04-201-012 and a zone change from IP to RM50 zoning for APN 176-04-201-022 to facilitate the development of a multi-family project. The accompanying request to change the land use designation from Business Employment (BE) to Urban Neighborhood (UN) will allow the requested RM50 zone to be conforming to the Master Plan. Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities. The RM50 zone is established to accommodate high-density residential development in multi-family structures that are designed to be pedestrian and transit friendly. This district is intended to serve as a transition between high-density, multi-family residential areas and commercial, mixed-use, and non-residential areas.

Staff finds the request for RM50 which allows a maximum density of 50 du/ac is compatible with the surrounding area. Directly to the west and southwest of the subject site is the UnCommons mixed-use development. The parcel to the west across Gagnier Boulevard is developed primarily as a multi-family residential portion of the mixed-use development with a density of 44.56 du/ac when the parcel is looked at by itself. Similarly, on the parcels to the southwest from the subject site a planned multi-family residential portion of a mixed-use development will be at a density of approximately 43 dwelling units per acre when the residential block is looked at separately by itself. Both residential blocks/parcels are developed or proposed to be developed at densities similar to what is allowed under RM50. The proposed RM50 zoning district will also complement the existing and developing offices in the area. The IP zoned properties to the north and east were approved with a special use permit and developed with 4 story office buildings. The abutting property to the south was rezoned to CP for a medical office building which is currently under construction. The proposed RM50 zoning district should therefore comply with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned major employment centers, existing infrastructure, and other services. The request also complies with Policy 1.3.3 which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the RM50 Zone is appropriate for this location.

Department of Aviation

APN 176-04-201-022 is 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.

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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 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:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0337-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: NRP GROUP, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135