

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

APN:

177-12-502-003 ptn

LAND USE PLAN:

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

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 3.02 (2.08 acre portion to be rezoned)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the eastern 2.08 acres of the 3.02 subject site to RS3.3, while the western 1 acre will remain zoned RS20. A residential subdivision is proposed for the eastern portion of the subject site. This request will establish a zoning district which is compatible with the planned land use of the 2.08 acre portion of the parcel Mid-Intensity Suburban Neighborhood. The proposed RS3.3 zoning district will not have substantial adverse effect on the surrounding public facilities and services, according to the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified the site from R-D and R-1 to R-E to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential development - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential development - expired	Approved by PC	February 2003
TM-0536-02	66 lot single-family residential development - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 to R-E and R-2 for a single-family development - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a and R-D for a 14 lot single-family development	Approved by BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20	Single-family residential
South	City of Henderson	RS-6	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
TM-25-500023	A tentative map for a 14 lot single-family residential subdivision is a companion item on this agenda.
WS-25-0103	A waiver of development standards for modified driveway design standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0102	A vacation and abandonment of a portion of right-of-way being Eldorado Lane 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 request for RS3.3 zoning is compatible with the March 2022 approval for an RS3.3 zoned single-family residential subdivision adjacent to the subject site to the north. There is also an existing RS3.3 zoned single-family subdivision adjacent to the subject site to the east and northeast. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

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.

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**

- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; 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 #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119