

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0138-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.81
- Existing Land Use: Undeveloped

Site Plan

This request is for 2 parcels which are diagonally positioned across the street from each other on the east and west sides of El Capitan Way. The first parcel is APN 163-20-201-009 to the west side of El Capitan Way and the south side of Rochelle Avenue, and APN 163-20-604-002 is the second parcel on the east side of El Capitan Way and the north side of Peace Way.

Applicant's Justification

The applicant states there are other RS3.3 zoned residential subdivisions throughout this neighborhood; and therefore, this request aligns with the existing zoning and density of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS3.3 & RS20	Single-family residential & undeveloped

Related Applications

Application Number	Request
WS-25-0139	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a related item on this agenda.
DR-25-0195	Design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map for 32 single-family residential lots is a related 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 for the site is compatible and consistent with the surrounding area. The adjacent and abutting developed properties to the south, east, and west are zoned either RS3.3 or RS5.2. The request complies with Policy 1.4.4 which encourages infill 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.

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:

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 to show fire hydrant locations on-site and within 750 feet.

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 #s 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118