

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:

ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-10-625-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 Queens Courtyard Drive
- Site Acreage: 0.1
- Existing Land Use: Undeveloped

Site Overview

The applicant is requesting a zone change to RS3.3 (Residential Single-Family) zoning. The subject parcel and surrounding residential subdivision is planned for Mid-Intensity Suburban Neighborhood uses. The property is currently undeveloped and is located within a single-family residential subdivision that was zoned R-3 sometime in the early 1960's, which at that time allowed single family detached homes. With the adoption of the revised Title 30 Development Code the subdivision was changed to the current zoning of RM18, which does not allow single-family detached homes.

Applicant's Justification

The applicant indicates the subject property is located within an established neighborhood where the vast majority of homes were constructed under the prior R-3 designation. This zone change request does not seek to increase densities beyond what is typical for this neighborhood; rather, the intent is to align this property with the prevailing conditions of the established neighborhood while preserving the reasonable use of the property.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------------|---|---------------------------|---------------------------|
| North, South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM18 | Single-family residential |

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 zoning is in conformance with the Master Plan. Staff finds RS3.3 will not increase the density or intensity of the existing development nor have an adverse impact on the surrounding properties. Considering the existing conditions of the established single family neighborhood surrounding this site, it is now determined that RM18 is not appropriate; and therefore, rezoning the parcel to RS3.3 district will help maintain a consistent and compatible development pattern in the area. Additionally, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS3.3 zoning 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.

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 #0397-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOHAMMAD ABUTARBOUSH

CONTACT: MOHAMMAD ABUTARBOUSH, STUDIO 27, 6675 S. TENAYA WAY, LAS VEGAS, NV 89113