

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0319-GTL PROPERTIES LLLP:

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2121 E. Sahara Avenue
- Site Acreage: 6.38
- Existing Land Use: Automobile body shop and vehicle repair facility

Applicant's Justification

The applicant is requesting a zone change on the southerly portion of the property from CG (Commercial General) Zone to RS2 (Residential Single-Family) Zone. The subject site is proposed for a 56 lot compact single-family residential subdivision with a density of 8.78 dwelling units per acre. According to the applicant, the proposed zoning district offers the opportunity for infill development adjacent to established neighborhood and commercial areas, and supporting the development of attainable, diverse, and walkable communities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales	Approved by PC	October 2012
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Public Use	PF	School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development

Related Applications

Application Number	Request
PA-25-500023	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
WS-25-0321	Waivers of development standards with a design review for a single-family residential development is a companion item on this agenda
VS-25-0320	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
TM-25-500081	A 56 lot single-family residential subdivision 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. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for more intensive uses. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing

types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan 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 the RS2 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118