

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0040-LONGFELLOW, LLC:

ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CP (Commercial Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

APN:

162-26-612-049

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5197 S. Eastern Avenue
- Site Acreage: 0.2
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant requests to rezone the property, which contains an existing single-story residential building, to CP (Commercial Professional) zoning. The area is in transition from residential uses to commercial uses. Most of the parcels along the Eastern Avenue frontage in this area are already zoned for commercial uses. The property north of the subject site is commercially zoned, and the one south of the subject site is zoned RS5.2 and is unoccupied. According to the applicant, the proposed zone change is compatible with existing and planned land uses abutting the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1108-08	Zone change to CP for an office conversion - expired	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Neighborhood Commercial	RS5.2	Single-family residential
East	Neighborhood Commercial	CP & RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
WS-25-0041	Waivers of development standards for parking, drive aisle width, driveway width, throat depth, trash enclosure, and landscaping, and a design review for an office building conversion 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. There are several parcels zoned CP (Commercial Professional) along Eastern Avenue in this area. Included in these are the two properties adjacent to the site to the north. The Neighborhood Commercial (NC) land use designation is designed to accommodate a mix of uses that primarily serve local residents within walking distance of these uses. This portion of Eastern Avenue, which continues south to Hacienda Avenue then to Russell Road, is transitioning from residential uses to Office and Professional uses. This conforms to the Neighborhood Commercial land use designation for the area. Eastern Avenue is an arterial street, which provides higher traffic capacity than local streets. The Master Plan states that within the Winchester/Paradise planning area, arterial streets are more appropriate for intense land uses. Single-family residential properties do not fall within the intense land uses category. For these reasons, staff finds the request for the CP zone is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board 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**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOSE CHAVEZ

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