

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0717-DESERT INN SQUARE, LLC:

ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

PROPOSED 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: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that CG zoning has been on the property for many years without any development on it, and therefore, CG zoning is not a good fit for the area. Additionally, there is currently a shortage of residential units in the Las Vegas Valley, and this rezoning request will help to reduce the need for housing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Zone change from R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements 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 area has transitioned more towards residential development, particularly the properties to the north and east which have been developed as an RS3.3 zoned single-family residential subdivision. Additionally, the abutting property to the south, although planned for Neighborhood Commercial (NC) uses, was rezoned from a commercial zoning category to a residential zoning category being RM32. The proposed RS3.3 zoning on the site is compatible with the surrounding area and is in harmony with the development trends for the area. The request 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 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION: February 4, 2025 – APPROVED – Vote: Unanimous
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

- No comment.

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 #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 3 cards, 1 letter

PROTESTS: 1 card

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120