

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**

**HOLDOVER ZONE CHANGE** to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

163-26-406-001 through 163-26-406-003

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6740 & 6760 W. Russell Road
- Site Acreage: 8.46
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the request for RM32 zoning is appropriate since the site is located on a major arterial street (Russell Road) and is similar in density to the R-4 zoning that was previously approved on the site (Nzc-22-0068). Furthermore, the area has been transitioning from a low-density residential area to medium and higher density residential uses and various commercial uses. The zone change to RM32 will help add to the mix of residential uses in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road	Approved by PC	October 2025
ADET-25-900415 (Nzc-22-0068)	First extension of time of a nonconforming zone change from R-E to R-4 for a multi-family senior housing development subject until May 4, 2027 to complete	Approved by ZA	October 2025

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-22-0068	Nonconforming zone change from R-E to R-4 for a multi-family senior housing development	Approved by BCC	May 2022
VS-22-0069	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road - expired	Approved by BCC	May 2022

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/daycare
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-26-700015	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-26-0190	A waiver of development standards and design review for a multi-family residential development is a companion item on this agenda.
VS-26-0189	A vacation and abandonment of easements and portions of right-of-way 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 request for RM32 zoning is compatible with the surrounding area. The abutting properties to the north and south are planned for Neighborhood Commercial (NC) uses with some of the properties already zoned CP. The adjacent property to the west is planned for Corridor Mixed-Use and zoned CG. Although the abutting property to the east is developed as an RS3.3 zoned single-family residential subdivision, the adjacent property to the east of that subdivision is zoned RM18. Thus, the area has seen a transition to increased density and intensity. Furthermore, arterial streets, such as Russell Road, are appropriate locations for higher density development. Additionally, the Board of County Commissioners have already approved R-4 zoning for the site per NZC-22-0068 in May 2022 which is the equivalent of the

RM32 zoning district in today's code. 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 in order to provide opportunities to expand "middle" housing options. For these reasons, staff finds the request for RM32 zoning 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 22, 2026** 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:**

#### **Comprehensive Planning**

- Expunge NZC-22-0068.

#### **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](mailto: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**

- Applicant is advised 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0510-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:** 2 cards

**PROTESTS:** 10 cards, 5 letters, 1 petition

**PLANNING COMMISSION ACTION:** May 19, 2026 – HELD – To 06/16/26 – per the applicant.

**APPLICANT:** THE JD APARTMENTS

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135