

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0289-FORT APACHE DOMINUS, LLC:

ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-19-813-000 ptn; 163-19-813-001 ptn

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9552 W. Tropicana Avenue
- Site Acreage: 16.3 acres (portion)
- Existing Land Use: Affordable housing development

Applicant's Justification

This is a zone change request to RM18 (Residential Multi-Family 18) zoning. The existing site serves as a multi-family residential development on approximately 16 acres. The subject area of the zone change is planned for Compact Neighborhood (up to 18 du/ac) and is mostly zoned RM18 (Residential Multi-Family) except for a small portion of the site currently zoned RS3.3 (Residential Single-Family). More specifically, a 150 feet wide area along the entire west property line and a portion of the north property line per the condition of approval for ZC-1870-98 exists today. The applicant states the request for RM18 zoning will allow for a uniform zoning category across the entirety of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0290	Daycare facility within an existing apartment development - expired	Approved by PC	August 2023
UC-1547-00	Freestanding daycare building in conjunction with an existing apartment complex - expired	Approved by PC	December 2000

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0576-99	Reclassified a 2.6 acre portion of this site to R-3 zoning for a multi-family development	Approved by BCC	June 1999
ZC-1870-98 (WC-0218-99)	Waiver of conditions of a zone change which clarified zoning along Tompkins Avenue and landscaping requirement	Approved by BCC	July 1999
ZC-1870-98	Reclassified this site to R-3 zoning for a multi-family development (subject to R-2 zoning 150 feet wide along the entire west property line and a portion of the north property line)	Approved by BCC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS20	Single-family residential
South	Corridor Mixed-Use	CG	Vehicle maintenance building & retail center
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Multi-family residential & plant nursery
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & shopping center

Related Applications

Application Number	Request
WC-25-400049 (ZC-0576-09)	Waiver of conditions of a zone change restricting the maximum density to 15.02 dwelling units per acre 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 is in conformance with the Master Plan. Most of the property is currently zoned RM18. The site is currently developed as a multi-family residential development. Reclassifying the RS3.3 portion of the property to RM18 will provide uniform zoning for the entire site, which will not increase the density or intensity of the existing development or have an adverse impact on the surrounding properties. For these reasons, staff can support the zone change request to RM18.

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:**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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEVADA HAND, INC.

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118