

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0274-LRLJ, LLC:

ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:**APN:**

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 10.71
- Existing Land Use: Undeveloped

Applicant's Justification

The request is to reclassify multiple split zoned parcels into one zone being RS2 (Residential Single-Family) Zone. The subject site is proposed for an 87 lot compact single-family residential subdivision with a density of 8.12 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties. The proposed amendment supports in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3, & CG	Multi-family residential complex, single-family residential homes, & vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
PA-25-700022	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0276	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way being Ringe Lane is a companion item on this agenda.
TM-25-500066	A tentative map for an 87 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 a more intensive use. Therefore, the presence of RS2 zoning coupled with the conformity to much of the current planned land use over the entirety of the project, underscores the appropriateness of this zoning request. 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 RS2 zoning appropriate for this location.

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: May 20, 2025 – APPROVED – Vote: Unanimous
Absent: Gibson

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTESTS: 3 cards

APPLICANT: LGI HOMES

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