

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0036-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-34-101-005

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: 4.18
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning conforms with the planned land use for the site, and properties to the north, west, and south are already zoned RS3.3. Therefore, the proposed RS3.3 zoning would be complementary to the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Detached single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	PUD multi-family condominium development

Related Applications

Application Number	Request
DR-25-0037	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0038	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500006	A tentative map for 32 single-family residential lots and common lots 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 RS3.3 zoning is compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The proposed RS3.3 zoning would essentially be an extension of the already existing RS3.3 zoning that is located on the adjacent and abutting properties to the north, south, and west. 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 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.

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:

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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