

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0022-WIGWAM AND EASTERN, LLC:**

**ZONE CHANGE** to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-602-012

**LAND USE PLAN:**

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.13
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) to RS5.2 (Residential Single-Family 5.2). The subject site is proposed for a 5 lot single-family residential subdivision with a density of 4.42 dwelling units per acre. According to the applicant, although the subject parcel abuts properties zoned RS20 (Residential Single-Family 20), there is a development to the south within an RS3.3 (Residential Single-Family 3.3) zone. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area. Furthermore, there are subdivisions within the immediate area which have already been approved for the RS5.2 zone, indicating the area is changing in favor of higher density residential developments.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400080 (UC-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

### Related Applications

Application Number	Request
WS-26-0024	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of 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. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends along Wigwam Avenue between Eastern Avenue and the

215 Beltway. Therefore, the area has transitioned more towards residential suburban type development, particularly the areas west of Eastern Avenue which have been developed as RS10, RS5.2 and RS3.3 zoned single-family residential subdivisions. 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 RS5.2 zoning appropriate for this location.

**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:**

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

**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 #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** A DEVCO

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118