

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0128-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 5.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the subject property to RS3.3 for a future 39 lot single-family subdivision. According to the applicant, the request to rezone the subject property, which currently is zoned RS20, to RS3.3 conforms to the current land use category in the Master Plan, which is Mid-Intensity Suburban Neighborhood (MN) and allows up to 8 du/ac. The abutting properties to the north, east, and west are developed with single-family residences on lots zoned RS3.3.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Business Employment	IP	UNLV Foundation research complex & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-25-0129	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
WS-25-0130	Waiver of development standards for a detached sidewalk and landscaping, and a design review for 39 single-family residential development is a companion item on this agenda.
TM-25-500028	A tentative map for 39 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 multiple existing and recently approved single-family residential development in the nearby area, such as Windbrooke and Windbrooke 2. Which are adjacent to the subject site on the north, east, and west. There is also a developing 95 lot, RS3.3 zoned subdivision (Cimarron Road and Patrick Lane) east of the subject site between Tomsik Street and Cimarron Road. The proposed zone change complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. For these reasons, staff finds the request for the RS3.3 zone 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 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.

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 #0028-2025 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

CONTACT: KRISTIN ESPOSITO, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146