

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:

ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

RELATED INFORMATION:

APN:

070-13-803-002

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states they are rezoning the subject property in order to develop a proposed 5 building, 10 unit duplex (single-family attached) complex that will be offered for long term rent to the local Moapa Valley community. The applicant indicates that the proposed RS3.3 zoning is a conforming zoning district within the Mid-Intensity Suburban Neighborhood land use category. In addition, they state that the surrounding area consists of a variety of zoning districts with the west consisting of downtown Overton with mostly commercial zoning and the surrounding neighborhood consisting of residential zoning districts that permit various size lots.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1775-94	Renamed a portion of Plowshare Avenue to Tres Lobos Avenue	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South	Corridor Mixed-Use	CG & RS20	Grocery store & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Restaurant with drive-thru

Related Applications

Application Number	Request
WS-24-0325	A waiver of development standards for a 5 building single-family attached (duplex) development is a companion item on this agenda.
TM-24-500064	A tentative map for a 5 lot single-family attached 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. Staff finds that the surrounding area primarily contains commercial and low to medium intensity single-family residential zoning districts and uses. There are at least 2 other similarly zoned RS3.3 developments within 400 feet of the subject property, but a majority of the surrounding area does contain less intense RS20 and RS5.2 residential developments. Staff also finds that the proposed RS3.3 zoning could serve as an effective buffer between the more intense commercial zones and uses to the west and the lower intensity residential zoning and developments to the east. Additionally, staff also finds that the proposed zone change will comply with the Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. For these reasons, staff finds the request for the RS3.3 zone is 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

- 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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY BUILDERS

CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107