

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0557- RAINY DAY INVESTMENTS, LLC:

ZONE CHANGE to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)

RELATED INFORMATION:

APN:

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.42
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that zone change to an RS3.3 zone is appropriate since it abuts industrial development to the south. The site will be a buffer between the industrial development to the south and the lower density residential development to the north. Rezoning the site would stimulate economic growth within the community.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ZC-0537-10 | Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired | Approved by BCC | February 2011 |
| NZC-0536-08 | Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired | Approved by BCC | August 2008 |
| ZC-0165-01 | Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning | Approved by BCC | March 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential |
| South | Business Employment | IP & CG | Industrial business complex |
| East | Neighborhood Commercial | RS5.2 | Public utility building (telecommunication services) |
| West | Corridor Mixed-Use | CG | Office & storage building (telecommunication services) |

Related Applications

| Application Number | Request |
|---------------------------|---|
| PA-24-700027 | A plan amendment to redesignate the site from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda. |
| WS-24-0558 | A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| TM-24-500122 | A 21 lot single-family residential subdivision map 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 request for RS3.3 (Residential Single-Family 3.3) zoning for the site is compatible with surrounding area. The subject site is adjacent to Sahara Avenue, which is an arterial street. The RS3.3 zoning is an appropriate transition between the IP zoned industrial business complex to the south and the RS5.2 zoned single-family residential to the north. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor, and Policy 1.1.2, which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Residential Single-Family 3.3 zoning district is appropriate for this location.

Staff Recommendation.

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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.

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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

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