

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0217-RCIP, LLC SERIES X:**

**HOLDOVER ZONE CHANGE** to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)

RELATED INFORMATION:

**APN:**

140-20-701-018

**LAND USE PLAN:**

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.04
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states there will be no substantial adverse impacts to public facilities and services in the area as a result of the proposed rezone request. Furthermore, the applicant states the proposed change will be harmonious and compatible with the surrounding area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0079-14	Reclassified the site from R-3 to C-1 zoning for a restaurant - expired	Approved by BCC	April 2014
NZC-0543-08	Reclassified the site from R-3 to C-1 zoning for a retail center - expired	Approved by BCC	August 2008
WS-0930-06	Reduced the front setback and open space requirements for a single-family residential subdivision - expired	Approved by BCC	September 2006
TM-0288-06	14 lot single-family residential subdivision - expired	Approved by BCC	September 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0864-05	Reclassified the site from R-E and R-2 zoning to R-3 zoning for a single-family residential subdivision	Approved by BCC	March 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	PF	Monaco Middle School
South	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped

### Related Applications

Application Number	Request
PA-24-700008	A plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-24-0218	A waiver of development standards and a design review for a multi-family residential development 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

##### Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed RM32 zoning is compatible with the area since the same zoning district was previously approved to the south of the site. West and north of the site is a middle school; farther north and east of the site is commercially zoned. Furthermore, the request complies with Policy 1.3.2 which encourages the mix of housing options in terms of product type and lot sizes within larger neighborhoods. For these reasons, staff finds the request for the RM32 Zone appropriate for this location.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 21, 2024 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**

- 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 #0229-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:** 1 card

**PROTESTS:**

**PLANNING COMMISSION ACTION:** July 2, 2024 – HELD – To 07/16/24 – per the applicant.

**APPLICANT:** RCIP, LLC SERIES X

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131