

01/04/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/RINGE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0589-CORTES, J YNEZ OROZCO:

ZONE CHANGE to reclassify 0.7 acres from an R-4 (Multiple Family Residential – High Density) Zone to an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Ringe Lane, 130 feet south of Owens Avenue within Sunrise Manor (description on file). TS/mc/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-110-022

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.7
- Project Type: Single family residential

Applicant's Justification

According to the applicant, approval of the zone change request will allow the parcel to be developed with one single family residence, similar to the properties to the south and east. Also, the approval of this request will not have a negative effect on the neighborhood or surrounding areas. The applicant also states that the zoning being requested is R-E (Rural Estate Residential) and the requested zoning conforms to the County's planned land use for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-2	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Advanced Planning**

The subject site, which is currently zoned R-4, is also within the land use category of Ranch Estate Neighborhood (RN). This land use category allows up to 2 dwelling units per acre. The zone change request is for R-E zoning, which is one of the conforming zoning districts within the RN land use category. A maximum of 1 single family residence would be permitted on the subject site if the R-E zoning is approved as requested. The request conforms with Policy SM-1.4 in the Master Plan, which states - Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in Neighborhood Land Use Category Definitions.

The surrounding properties to the east and south of the subject site are R-E zoned and developed with single family residential uses. The 9 lot single family subdivision north of, and adjacent to, the subject site is zoned R-2. The nearest R-4 zoned parcel is approximately 600 feet north of the subject site, and there are no other R-4 parcels within the immediate area. A new single family residence on the subject site would be compatible to the existing residential uses adjacent to, and nearby, the subject site. Staff does not anticipate any impacts to the adjacent properties and can support the request.

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.

STAFF ADVISORIES:**Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required.

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 #0447-2022 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: J YNEZ CORTES

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102