

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0069-FELIX, LOGAN & KARI:

ZONE CHANGE to reclassify 1.77 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located north of Riverside Road and west of Sarah Shannon Drive within Bunkerville (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

002-35-501-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.77
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the intent of this request is to subdivide the property to build a home for their family and also create an additional homesite for another family to have the opportunity to live in Bunkerville. This supports responsible growth by increasing local housing options, encouraging property improvement, and strengthening the close-knit community that Bunkerville is known for.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0545-15	Waiver of development standards for full off-site improvements (curb, gutter, sidewalk, streetlights, and paving)	Approved by BCC	October 2015
ZC-1276-99	County sponsored zone change for the Bunkerville area that reclassified the site from R-U to R-A	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Joseph L. Bowler Jr. Elementary School
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Batch plant
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS40	Undeveloped

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 RS20 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. There are existing RS20 zoned properties in the area including the properties to the east across Sarah Shannon Drive and a parcel approximately 300 feet to the west. Not counting the elementary school, the surrounding properties are also planned for Mid-Intensity Suburban Neighborhood (MN) uses. The request complies with Policy NE-1.3 of the Master Plan which encourages residential infill development on vacant lots within Bunkerville at comparable densities. For these reasons, staff finds the request for RS20 zoning 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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LOGAN FELIX

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