

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0691-COLVIN INDUSTRIAL PTY GRP, LLC-SERIES C:

ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue alignment within Indian Springs (description on file). AB/rk (For possible action)

RELATED INFORMATION:

APN:

059-17-501-007; 059-17-501-008; 059-17-501-018 through 059-17-501-021

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 225 & 295 Raleigh Lane
- Site Acreage: 14.31
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant is requesting a zone change from an RS5.2 (Residential Single-Family 5.2) Zone to an RS18 (Residential Multi-Family 18) Zone. The subject site is proposed for development of a 130 unit, single-story, multi-family residential project with a density of 9.1 dwelling units per acre. According to the applicant, the multi-family project is for rent and will have a clubhouse with other amenities; because of this, it will not be mapped for resale. Furthermore, the project site has frontage along Raleigh Lane and is 250 feet west of MacFarland Avenue, which is one of the main local streets in Indian Springs with easy access to the project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0212-15	Early grading - expired	Approved by PC	May 2015

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1725-06	Increased the height of finished floor elevations and a design review for a single-family residential subdivision within a Hillside Transition Boundary - expired	Approved by PC	January 2007
TM-500508-06	59 residential lots and 1 common element lot - expired	Approved by PC	January 2007
WS-1264-06	Off-site improvements (excluding paving), landscaping, and wall requirements - expired	Approved by BCC	October 2006
TM-500372-06	35 residential lots and 1 common element lot - expired	Approved by BCC	October 2006

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	Open Lands	RS80	Undeveloped
East	Edge Neighborhood (up to 1 du/ac)	RS40	Single-family home & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
PA-24-700037	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
DR-24-0692	A design review for a 130 unit, single-story, multi-family residential development is a companion item on this agenda.
VS-24-0690	A request to vacate a portion of right-of-way on this site 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. Even though the proposed zone change complies with Policies 1.1.1 and 6.3.1 of the Master Plan, which both encourage an appropriate mix of housing types and densities within the unincorporated areas of Clark County, the site is located almost a

mile south of US 95 which will bring heavier traffic through the town of Indian Springs that was never contemplated. Additionally, the Master Plan encourages higher density uses, such as those intended in the RM18 zone to be located along major streets and near existing services, which this site is not. Therefore, this project could have a negative impact on the community in which it is trying to serve. There are no trends that support a zone change of this density this far south of US 95 which will inevitably change the character and conditions of the surrounding neighborhood. For these reasons, staff finds the request for the RM18 zoning district not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 19, 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

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0349-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C

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