

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0085-HUANG SUJUAN:

ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone.

Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action)

RELATED INFORMATION:

APN:

163-12-607-003

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5066 Edna Avenue
- Site Acreage: 1
- Existing Land Use: Detached single family residence

Applicant's Justification

The applicant indicates that the proposed zone change is to allow for the subject site to be split into 2 parcels, a 0.3 acre southern parcel and a 0.7 acre northern parcel. The northern parcel will be rezoned to RM18 to allow for the development of a multiple family residential building and the southern parcel will be rezoned to RS10 to allow the existing single family residence to remain on the site. The applicant indicates that both proposed zoning districts are consistent with the existing planned land use of Compact Neighborhood and there are similar zoning districts in the area. The applicant also indicates that the surrounding neighborhood contains a large variety of zoning districts and densities and that the proposed zoning districts would contribute to the existing mix in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-0541-10	Community residence for up to 10 people - expired	Approved by ZA	June 2010
UC-0081-10	Allowed a second kitchen in conjunction with a single family residence	Approved by PC	April 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0115-06	Reclassified the site from R-E to R-3 zoning for a multiple family residential development	Withdrawn	February 2006
SC-1721-94	Renamed a portion of right-of-way to Hauck Street	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	RS3.3	Single family attached residential (duplex)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family detached residential
East	Urban Neighborhood (greater than 18 du/ac) & Neighborhood Commercial	RM32 & CP	Multiple family residential & office building
West	Compact Neighborhood (Up to 18 du/ac)	RS20 & RS3.3	Multiple family residential, single family detached residential, & place of worship

Related Applications

Application Number	Request
WS-24-0086	A multiple family residential development and reduced setbacks for a single family detached residence 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 that the surrounding area contains a vibrant mix of mid to high density areas ranging from 8 dwelling units per acre to the south of the subject site up to 32 dwelling units per acre to the northeast of the subject site with intermittent densities to the north and northwest of the site. In addition, staff finds that there are similar multiple family zoning districts directly to the east with another RM18 zoning district approximately 360 feet to the north. Staff finds that both zoning districts are compatible with the surrounding area, will result in development that is similar to the existing area and will work to create a transition between the higher densities to the north and the lower densities to the south, and will be supported by commercial development located to the east along Decatur Boulevard. Staff also finds that the proposed zone change will promote a variety of housing types and densities. Additionally, staff finds that the proposed zone change will support Policy 1.1.1 and Spring Valley specific Policies

SV-1.1 and SV-1.3 of the Master Plan. All the mentioned policies support the revitalization of older neighborhoods through targeted infill development and the diversification of housing types and densities with appropriate transitioning. For these reasons, staff could support the request for the RM18 and RS10 zones, but is ultimately unable to support the request due to concerns that the higher intensity zoning district would create undue impacts on the existing RS20 zones to the south and west of the subject site.

Staff Recommendation

Denial.

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:

Clark County Water Reclamation District (CCWRD)

If approved:

- 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 #0120-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103