

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0239-HUNGRY JOSE LLC:

ZONE CHANGE to reclassify 2.21 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone.

Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley (description on file). JJ/bb (For possible action)

RELATED INFORMATION:

APN:

219-06-101-004

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 101 South Royalite Street
- Site Acreage: 2.21
- Existing Land Use: Single-Family Residential

History

The zoning on this property was established by ZC-1467-94 in October 1994. The original application was for an automobile repair and dismantling yard. The application included several variances that were approved to waive landscaping, on-site paving, and off-site improvements. The variances were subject to a 3 year review. The variances expired in October 1997.

Applicant's Justification

The applicant is proposing to reclassify 2.21 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80). The property was previously considered for commercial and multi-family uses by the owner. The proposed zoning to RS80 will allow for the conversion of the previous commercial building and restaurant into a principal residential use. The proposed residential zoning will fit the rural character of Sandy Valley. The property is next to residential and undeveloped land on the north, east, and south sides. The property to the west will remain zoned IL (Industrial Light).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0084-01	Convenience/Retail use in existing building - expired	Approved by PC	March 2001
ZC-1467-94	Reclassified the site from R-U to M-1 zoning for vehicle repair - expired	Approved by BCC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	IL	Outside storage

Related Applications

Application Number	Request
UC-24-0240	Use permit for an accessory dwelling (manufactured home) not compatible with the primary dwelling, with waivers to eliminate street landscaping and decrease rear setback 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. The planned land use for this property is Outlying Neighborhood, allowing a residential density of up to 0.5 du/ac. The property is 2.21 acres and will have a primary and accessory residential home on the site. The site is able to accommodate the primary and accessory dwellings and will be compatible with the existing rural development in this area of Sandy Valley. For these reasons, staff finds the request for RS80 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HUNGRY JOSE LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3, STE 577, LAS VEGAS, NV 89134