

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:

ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development.

Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-202-003

PROPOSED LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.96
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to RS10 zoning with no specific development plans. A future subdivision map for the specific layout will be submitted to the County at a later date. The site has frontage along Judson Avenue to the north and is just under 1.0 acre in size.

Applicant's Justification

In addition to the zone change request to RS10, the applicant is requesting a Master Plan Amendment to change the Master Plan designation from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant indicates the proposed zone change is compatible to the surrounding area. The residential development north of Judson Avenue, west of Betty Lane is zoned RS2. South of that project is a residential development zoned RS5.2. Further to the east across Christy Lane, north of Judson Avenue is a residential development zoned RS5.2. The applicant further indicates there is a need for additional housing opportunities in Sunrise Manor and approval of this request will not cause any detriment to the public health, safety, and general welfare of the area.

Prior Land Use Requests

Application Number	Request	Action
MSM-0146-07	Minor subdivision map for 2 single-family residential lots - expired	Closed by staff

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Elementary school
South, East, & West	Rural Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
PA-24-700005	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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

Zone Change

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 mix of low to mid density neighborhoods ranging from 2 dwelling units per acre to 14 dwelling units per acre to the east and west of the subject site. Along Lake Mead Boulevard, farther to the south, there are existing commercial and multi-family developments up to 32 dwelling units per area. However, the abutting parcels to the east, west, and south are approximately 0.5 acres or larger and are developed with single-family residences in an RS20 zoning district. The trend of increased demand for housing in this area helps to make a compelling reason for the rezone request. However, staff is ultimately unable to support the request due to concerns that the higher intensity zoning district would create undue impacts on the existing development in the RS20 zones which surrounds this site to the south, east, and west.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 2024 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:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HECTOR GABRIEL SEDANO

CONTACT: DONNA LLAMAS, 6353 MEADOWPOINTE LANE, LAS VEGAS, NV 89110