

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0514-BANYAL, PETER:**

**ZONE CHANGE** to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Apricot Lane and Smoke Ranch Road within the Lone Mountain Planning Area (description on file). WM/gc (For possible action)

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RELATED INFORMATION:

**APN:**

138-13-801-069; 138-13-801-072

**PROPOSED LAND USE PLAN:**

LONE MOUNTAIN - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2425 Apricot Lane & 5220 Smoke Ranch Road
- Site Acreage: 1.12
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that other properties in the area, within the City of Las Vegas, have similar developments as RS3.3 zoning would allow. Such examples include an R-PD6 zoned development approximately 350 feet to the west, an R-PD11 zoned development approximately 1,200 feet to the west, an R-PD9 development approximately 2,100 feet to the west, and an R-PD6 development approximately 1,100 feet to the north. Rezoning the site will help fulfill the need for affordable single-family homes in Clark County and supports Goal 1.1 of the Master Plan which promotes providing opportunities for diverse housing options to meet the needs of residents of all ages and income levels. The property is also located adjacent to Smoke Ranch Road, an arterial street; and therefore, can handle additional traffic. The applicant has provided a petition with 7 signatures and a letter from property owners in the area supporting the zone change request. Additionally, the applicant indicates the non-permitted outside storage and fencing will be removed from the property.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700022	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Mid-Intensity Neighborhood (MN) 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 the request to reclassify the site to RS3.3 zoning is not compatible with the surrounding area. The site is located within a County island within the Lone Mountain Planning Area, that is surrounded by the City of Las Vegas, where all the properties within the County island are planned for Ranch Estate Neighborhood (RN) uses and primarily zoned RS20. Changing the zoning to RS3.3 for this site would be out of character and not compatible with the adjacent and surrounding properties in the County's jurisdiction. The request does not comply with Policy LM-1.4 of the Master Plan which promotes protecting the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet; and Policy LM-1.2 which supports preserving the integrity of contiguous and uniform neighborhoods and encourages compatible infill development. For these reasons, staff finds the request for RS3.3 zoning not appropriate for this location.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the North Las Vegas Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 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:**

**Department of Aviation**

If approved:

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PETER BANYAI

**CONTACT:** KEN KRAEMER, 800 N. RAINBOW BOULEVARD, SUITE 146, LAS VEGAS, NV 89107