

03/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

MCKNIGHT AVE/HENRIE RD
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0004-MOAPA PIONEERS 1919 TRUST:

ZONE CHANGE to reclassify 19.5 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone for a single family residential development.

Generally located on the south side of McKnight Avenue and the west side of Henrie Road within Moapa (description on file). MK/jor/ja (For possible action)

RELATED INFORMATION:

APN:

031-22-401-013 through 031-22-401-015 and 031-22-401-027 through 031-22-401-030

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 19.5
- Project Type: Rezone subject parcels for a future single family residential development

Site Plan

The site plan depicts 7 parcels on the south side of McKnight Avenue, the west side of Henrie Road, the east side of Old Paint Road, and the north side of Learned Cactus Way. The applicant is requesting to reclassify an overall area of 19.5 acres from R-U zoning to R-E zoning for future development of single family residences (custom homes).

Applicant's Justification

The submitted justification letter states that reclassifying the parcels to R-E zoning will allow for future development of custom homes that are compatible to the existing area. The zone change request is conforming to the Land Use Plan. Furthermore, the applicant states that appropriate measures, permits, studies, and land use approvals will be pursued to ensure that the public safety and welfare of the neighborhood is prioritized. Lastly, future building and landscaping will be addressed with Clark County so that the development is harmonious to the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Residential (up to 0.5 du/ac)	R-U	Single family residential
South	Rural Residential (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Low (up to 0.5 du/ac) & Open Land	R-U	Undeveloped
West	Residential Rural & Rural Neighborhood (from 0.5 du/ac to 2 du/ac)	R-E & R-U	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

The request to reclassify the site from R-U (Rural Open Land) zoning to R-E (Rural Estates Residential) zoning is a conforming zone change. R-E zoning is not out of character within the neighborhood since 4.2 acres to the west was previously approved from R-U zoning to R-E zoning via ZC-1415-01. The R-E zoned parcels to the west were properly developed and there are existing single family residences on 6 separate lots. The request complies with Goal 3 and Goal 4 of the Northeast County Land Use Plan which encourages in part, that all single family residential development proposals provide opportunities for additional single family development and encourage appropriate site planning and preserve low density rural and large lot areas; therefore, staff supports this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Applicant is advised that a drainage study, traffic study, and off-site improvements may be required with future development.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE MOAPA PIONEERS TRUST 1919

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