



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: HOMES FOR HOPEFULS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0069-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 183 (by City Clerk)

PROTESTS 5

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a stand-alone Rezoning request from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-E (Residence Estates) on 0.96 acres located on the west side of Rowland Avenue, approximately 1,200 feet north of Ann Road.

ISSUES

- A Rezoning is requested from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-E (Residence Estates). Staff supports the request.
- An application for a Parcel Map (100473-PMP) for the subject site is pending the result of this Rezoning request, to divide the property into two lots for the development of single-family residences.

ANALYSIS

The subject site is zoned U (Undeveloped) with a R (Rural Density Residential) Land Use Designation, which allows for medium large lot, single family estates, and ranches typically in suburban or peripheral rural areas. The site is bordered by property zoned RS20 (Residential Single-Family) in Clark County to the north, south, and east and is developed with single-family residences. Property to the west is undeveloped and is zoned U (Undeveloped) with an R (Rural Density Residential) land use designation.

Per the submitted justification letter, the applicant has requested to Rezone the subject site from U (Undeveloped) to R-E (Residence Estates) with the intent to divide the 0.96-acre property into two lots that will meet the minimum lot size of 18,000 square feet and develop single-family residences. The purpose of the R-E (Residence Estates) zoning district is to provide for low density residential units located on large lots and conveying a rural environment.

Staff finds the proposed Rezoning will remain appropriate for the R (Rural Density Residential) land use designation and is compatible with the characteristics of the surrounding area. Therefore, staff recommends approval of the request.

FINDINGS (25-0069-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Rezoning to R-E (Residence Estates) would conform to the R (Rural Density Residential) General Plan designation if approved.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed R-E (Residence Estates) would allow for low density residential units intended to convey a rural environment which is compatible with the surrounding single-family residential uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Growth and development factors in the Rancho area indicate the appropriateness of the Rezoning.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the site is provided by Rowland Avenue, a 24-foot wide Local access road, as designated by Title 13, which is adequate in size to meet the needs of the proposed zoning district.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/03/02	The City Council approved the Annexation (A-0071-01) of approximately 2.044 acres generally located on the east side of Smithsonian Way, approximately 1,195 feet north of Ann Road. The annexation became effective on 04/12/02.
01/13/25	An application for a Parcel Map (100473-PMP) was submitted for a two-lot parcel map. The map has not been recorded.
04/08/25	The Planning Commission voted (7-0) to recommend APPROVAL for possible action on a Land Use Entitlement project request FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENCE ESTATES) on 0.96 acres on the west side of Rowland Avenue, approximately 1,200 feet north of Ann Road (APN 125-25-410-021), Ward 6 (Brune). Staff recommends APPROVAL.

<i>Most Recent Change of Ownership</i>	
11/06/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related Building Permits/Business Licenses.	

<i>Pre-Application Meeting</i>	
02/10/25	A pre-application meeting was held with the applicant.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
02/27/25	Staff conducted a routine field check and observed an undeveloped lot. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.96

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
North	Residential, Single Family, Detached	LN (Low-Intensity Suburban Neighborhood) - Clark County	RS20 (Residential Single-Family) - Clark County
South	Residential, Single Family, Detached		
East	Residential, Single Family, Detached		
West	Undeveloped	R (Rural Density Residential)	U (Undeveloped)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Rancho	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	18,000 SF	41,817 SF	Y
Min. Lot Width	100 Feet	200 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	1.04 du/ac	1
Proposed Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	1.04 du/ac	1
Existing General Plan		
R (Rural Density Residential)	< 3.6 du/ac	3