

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0532-PACIFIC CLASSIC, LLC:

ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone.

Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). RM/rg (For possible action)

RELATED INFORMATION:

APN:

126-01-702-001

PROPOSED LAND USE PLAN:

LONE MOUNTAIN (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.46
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states the surrounding area within the City of Las Vegas is experiencing an increase in residential development. The proposed zone change to CG (Commercial General) zoning will allow for commercial uses to serve the growing residential population. Kyle Canyon Road is also a scenic gateway to the surrounding mountains where the site can provide commercial services for those passing through. The proposed zone change will not burden service and utility providers as there is ongoing development occurring in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	PD	Single-family residential development
South	City of Las Vegas	R-TH	Undeveloped
East & West	City of Las Vegas	U(PCD)	Undeveloped

Related Applications

Application Number	Request
PA-24-700026	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) land use designation is a companion item on this agenda.
VS-24-0533	A vacation and abandonment for patent easements is a companion item on this agenda.
DR-24-0534	A design review for a commercial center 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 applicant request zone change from RS80 (Residential Single-Family 80) to CG (Commercial General). The district is established to accommodate traditional, auto-oriented commercial uses while allow for the transition over time to a mix of retail, commercial, and mixed-use development.

Staff finds the request for CG (Commercial General) zoning district for the site is not compatible with the surrounding area. The parcel is surrounded by properties within the City of Las Vegas. The abutting properties to the north are part of a single-family residential subdivision within a PD (Planned Development). The adjacent property to the south is zoned R-TH (Single Family Attached). The properties to the east and west are both zoned as U-PCD (Planned Community Development) Undeveloped. Staff finds reclassifying the zoning designation on the subject site to CG is not appropriate given that adjacent and abutting properties are either zoned for single-family residential or the use is undetermined at this time. The City of Las Vegas' 2050 General Plan shows these surrounding properties planned for Low Density Residential. Furthermore, the City's 2050 General Plan states that within the Kyle Canyon area, new shopping centers will continue to be constructed at major interchanges as the area develops in the future. Presently, commercially zoned properties in the area are located at the major interchange of U.S. Highway 95 and Kyle Canyon Road. The only other commercially zoned property in the area is located to the west at the intersection of Kyle Canyon Road and the planned Sheep Mountain Parkway. For these reasons, staff finds the request for the CG Zone is not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners meeting for final action.

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.

PLANNING COMMISSION ACTION: November 19, 2024 – APPROVED – Vote: Unanimous

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 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: 1 card

PROTESTS: 3 cards, 1 letter

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135