

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0091-SONODA, JAMES DAVID:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-33-301-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The applicant indicates immediately to the north, west, and southwest is the UNLV Technology Park. The Park is master planned Business Employment and zoned IP. Therefore, the site's proposed zoning to IP is consistent with the properties west of Cimarron Road and south of Patrick Lane. Furthermore, access to the site will be from Cimarron Road, an 80 foot wide right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Undeveloped
South	Business Employment	IP	Office/warehouse
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-26-0093	A waiver of development standards and a design review for an office/warehouse development is a companion item on this agenda.
VS-26-0092	A vacation and abandonment of easements 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 request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the planned land use on this site which is Business Employment (BE). The areas west of Cimarron Road have shifted towards more office/warehouse oriented uses based on the Airport Environs just to the east of this site and the UNLV Technology Park which surrounds the subject project. Additionally, most of the parcels in this area are zoned IP and master planned Business Employment (BE). Reclassifying the RS20 zoning on the property to IP will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IP.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

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