

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0749-KALIFANO DEVELOPMENT, LLC:

ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action)

RELATED INFORMATION:

APN:

177-03-110-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 700 Grier Drive
- Site Acreage: 2.68 acres of a 3.08 parcel
- Existing Land Use: Undeveloped

Request

This is a zone change request to IL (Industrial Light) zoning. The site is planned Business Employment (BE) and is mostly zoned IP (Industrial Park) with the exception of the southernmost portion of the site. The southernmost portion of the site is zoned IL. The property is currently undeveloped and is approximately 3 acres.

Applicant's Justification

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. IL zoning is an allowed zoning district in a BE master planned category. Additionally, the properties to the south are also zoned IL.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400105 (UC-19-0241)	Extension of time for a proposed office building with a parking garage - expired	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0241	Allowed an office as a principal use and restaurants (food court), waived encroachment into airspace, increased building height, reduced parking, and reduced throat depth for an office building with a parking garage	Approved by BCC	June 2019
UC-0055-08	Allowed a hotel, increased building height, waiver for alternative landscaping, and a design review for the hotel - expired	Approved by PC	February 2008
ADR-0204-04	Allowed off-premises advertising sign (billboard) - expired	Approved by ZA	September 2004
UC-0817-02	Allowed an off-premises advertising sign (billboard) and a waiver to reduce the separation requirements for billboards on the same side of the street - expired	Approved by BCC	October 2002
ZC-223-88	Reclassified portions of Hughes Airport Center from R-E to M-1 and M-D zoning	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid Airport (Department of Aviation)
South	Business Employment	IL (AE-65)	Office warehouse complex
East & West	Business Employment	IP (AE-65 & AE-70)	Office park complex

Related Applications

Application Number	Request
UC-24-0750	A use permit, waiver of development standards, and design review for an office/warehouse development 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 IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the south are currently zoned IL, and the general area is planned for BE uses based on the air environs from the Department of Aviation.

The southern portion of the property is currently zone IL. Reclassifying the IP portion of the property to IL will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request to IL.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70-75 DNL) and AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0041-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KALIFANO DEVELOPMENT, LLC

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