

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0351-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

**APN:**

162-28-401-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4213 S. Las Vegas Boulevard
- Site Acreage: 0.67
- Existing Land Use: Undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. The site is 0.67 acres in size with street frontage along Las Vegas Boulevard South.

Applicant's Justification

The applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0865	Allowed a convention/exposition hall with a design review for a fabric tent structure on the subject site and parcels to the south and east - expired	Approved by BCC	December 2019
UC-0718-13	Allowed a temporary outdoor commercial event on the subject site and parcels to the east - expired	Approved by BCC	November 2013

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR (AE-60)	Convenience store with gasoline station
South	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Undeveloped
East	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Mandalay Bay Resort Hotel

### **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 PF zoning is compatible with the surrounding area. The adjacent property to the east is zoned PF currently. Additionally, the PF zoned property to the east is developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states “the PF district is established to accommodate government facilities, structures, and uses”. The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning is appropriate for this location.

### **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**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (AVIATION)

**CONTACT:** COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111