

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0348-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay.

Generally located on the south side of Sunset Road and the west side of Giles pie Street within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-04-101-014; 177-04-201-006

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 121 E. Sunset Road
- Site Acreage: 88.10
- Existing Land Use: Recreational facility and undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. However, the northern parcel is developed with a recreational facility (Sport Center of Las Vegas) that is currently closed. The site is 88.10 acres in size with street frontage along Sunset Road, Giles pie Street, Hidden Well Road, and Las Vegas Boulevard South.

Applicant's Justification

The applicant states the recreational facility is not currently operating and the facility will eventually be demolished where the land will be used for public purposes. Furthermore, 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

Application Number	Request	Action	Date
UC-21-0700	Transportation service on the northern parcel	Approved by PC	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400137 (UC-0877-16)	First extension of time for a resort hotel, gaming enterprise district expansion, and recreational facility with water park	Denied by BCC	September 2020
UC-0877-16	Resort hotel, gaming enterprise district expansion, and recreational facility with water park	Approved by BCC	September 2017
UC-0667-14	Reestablished a recreational facility for a golf course, driving range, baseball field, batting cages, radio-controlled cars, climbing wall, arcade, go-kart track, and training facility for basketball on the northern subject parcel and the parcel to the west	Approved by PC	September 2014
ZC-0499-06	Reclassified the site and the parcel to the west from H-1 and M-D zoning to H-1 zoning	Approved by BCC	May 2006
ZC-1375-96	Reclassified a portion of the site and a portion of the parcel to the west from R-E to M-D zoning for a recreational facility	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70, AE-75, & AE-RPZ)	Harry Reid International Airport
South	Public Use	PF (AE-60 & AE-65)	CC 215 & car rental facility
East	Public Use & Business Employment	PF, IP, IL, & CG (AE-60, AE-65, & AE-70)	South strip transfer terminal (RTC), offices, & hotel
West	Entertainment Mixed-Use	CR & CG (AE-65, AE-70, & AE-RPZ)	Golf course & shopping centers

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 and abutting properties to the north, south, and east are zoned PF currently. Additionally, the PF zoned properties to the north and south are 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)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

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