

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0196-DAF HOLDING, LLC:**

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (For possible action)

RELATED INFORMATION:

**APN:**

177-30-103-001; 177-30-103-002

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: None
- Site Acreage: 2.50
- Existing Land Use: Neighborhood Commercial (NC)

Applicant’s Justification

The Zone Boundary Amendment is appropriate since CG zoning anticipates future commercial development needs within the area but also strategically aligns with adjacent properties bearing the NC (Neighborhood Commercial) land use designation. The shift to CG (Commercial General) zoning aims to enhance compatibility with both developed residential areas and undeveloped areas designated for commercial and industrial purposes. In addition, to meeting anticipated commercial demand, this rezoning is anticipated to stimulate economic growth within the community. Commercial developments have potential to attracting businesses, generating job opportunities, and contributing to neighborhood vibrancy. Furthermore, the introduction of commercial zoning addresses the convenience factor, ensuring residents have easy access to essential services and retail options in close proximity.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b> |
|---------------------------|---|-----------------|-------------|
| PA-20-700149              | Re-designated the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002 | Approved by BCC | April 2021  |

### Surrounding Land Use

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use  |
|-------|---|---------------------------|--|
| North | Business Employment & Public Use                    | IP & P-F (AE-60)          | Warehouse complex; Nevada National Guard armory          |
| South | Public Use  | P-F                       | Detention basin  |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG                        | Undeveloped (approved for 2 retail/restaurant buildings) |
| West  | Neighborhood Commercial                             | RS20 (AE-60)              | Undeveloped  |

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| VS-24-0198         | A request to vacate patent easements is a companion item on this agenda.             |
| DR-24-0197         | A design review for a proposed 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. Staff finds that the zoning designation trend to the east and west of the subject parcels is geared toward commercial zoning. Immediately to the east, 3 parcels are currently zoned Commercial General and were previously approved via NZC-19-0881 and NZC-21-0037 for commercial complexes featuring retail and restaurant services. This request complies with Policy 6.1.6 which encourages in-fill development as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the CG Zone 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:

#### Comprehensive Planning

- No comment.

**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 #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAINY DAY INVESTMENTS, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118