

09/06/23 BCC AGENDA SHEET

FUTURE COMMERCIAL DEVELOPMENT
(TITLE 30)

PHILMAR AVE/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0389-SORIANO, IGNACIO ALMANZA:

ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development.

Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

161-29-111-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Future commercial development

Site Plan

This is a conforming zone change request with no plans submitted. The site is 0.4 acres in size with street frontage (Philmar Avenue) along the west property line.

Applicant's Justification

The applicant states that C-1 zoning is being requested in order to gain financial funding for a potential commercial plaza. If funding is not possible, then the C-1 zoning would make the property more marketable to sell.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Corridor Mixed-Use	C-P	Office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

The request for C-1 zoning conforms to the Master Plan which designates the site as Corridor Mixed-Use and is compatible with the existing and planned land uses in the area. Although Corridor Mixed-Use allows up to C-2 zoning, staff finds that C-1 zoning is more appropriate for the site as opposed to C-2 zoning. The C-2 zone is intended for more high intensity retail and service commercial uses that are more regional serving in nature; and per Title 30, is intended for sites typically greater than 10 acres. Given the fact that the site is only 0.4 acres, is located on a local street as opposed to an arterial or collector street, has no cross access available with the adjacent C-2 zoned property to the north, and is adjacent to R-E (RNP-I) zoned properties to the south; staff finds that the C-1 zoning that the applicant is requesting is more appropriate for the site. The proposed C-1 zoning can be compatible with the adjacent residential planned properties to the south with adequate buffering and design considerations incorporated into future development. The request complies with Policy 6.1.6 of the Master Plan which encourages in-fill and redevelopment as a means to promote reinvestment and sustainable development patterns.

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 Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: IGNACIO ALMANZA

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