

EXPANSION TO BUSINESS/TECH PARK  
(TITLE 30)

DURANGO DR/POST RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0698-UNLV RESEARCH FOUNDATION:**

**ZONE CHANGE** to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-33-301-007

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Project Type: Expansion of UNLV Tech Park

Background

This request is to rezone the site and combine it with the adjacent parcels already zoned M-D into 1 industrial subdivision. There are no plans for development at this time. The site is part of the overall plan for the UNLV Tech Park.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Business and Design/Research Park	M-D	Undeveloped
West	Residential Suburban (up to 8 du/ac)	C-2	Commercial retail

## Related Applications

Application Number	Request
TM-21-500194	A tentative map for a 1 lot commercial is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The Business and Design/Research Park category corresponds with the recently adopted Business Employment land use category for office, distribution centers, warehouse/flex space, technology, and light industry uses. The UNLV tech center fits neatly into this category and will be consistent with the Master Plan. The proposed rezoning will be consistent with the characteristics of this category by providing concentrated employment near an airport and major transportation corridors. Goal 4.1 of the Master Plan encourages the expansion and use of multimodal transportation options. This location provides a good opportunity to connect to both current and future transit options at Durango Drive (major arterial) and Patrick Lane (collector street). Master Plan policy SV-5.2 prohibits residential uses, or other incompatible uses on deed restricted parcels or as prohibited within the Airport Environs Overlay District. Staff recommends approval of the proposed rezoning.

#### 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:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, 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;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WESTWOOD PROFESSIONAL SERVICES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118