

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0233-BLUD, LLC:

ZONE CHANGE to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone.

Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-101-005; 176-24-101-036

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.69
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. The applicant currently operates an office/warehouse buildings north of the subject parcels. The applicant is proposing to expand its operations and develop additional office/warehouse space. Furthermore, the zone change from H-2 to IP will bring the zoning district into compliance with the current Title 30 code and is consistent with the underlying planned land use of the area.

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
VS-1047-17*	Vacation and abandonment of a drainage easement	Approved by BCC	January 2018
DR-1046-17*	Design review for an office/warehouse	Approved by BCC	January 2018
DR-0554-17*	Design review for expansion of a distribution center and lighting plan	Approved by BCC	August 2017

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
ADR-0261-16*	Administrative design review for canopies, storage tanks, and exterior modifications of an existing food processing facility	Approved by ZA	April 2016
UC-0441-14**	Use permit for medical marijuana, waivers, and design review for a warehouse building	Denied by BCC	June 2014
WS-0575-10*	Waiver and design review for an expansion to an existing food processing building	Approved by PC	January 2011
VS-0800-07*	Vacation and abandonment of easements of interest	Approved by PC	August 2007
DR-0355-07**	Design review for lighting and signage in conjunction with an approved office/warehouse	Approved by BCC	June 2007
WS-1268-06**	Waivers of development standards, design review, and waivers of conditions of ZC-1584-98 for an office/warehouse and auto sales	Approved by BCC	November 2006
ZC-1420-03	Zone Change to reclassify a portion of an overall site from R-E to M-D zoning for a proposed office/warehouse complex	Approved by BCC	October 2003
SC-0375-03	Street name change for La Costa Canyon Court and Kens Court	Approved by PC	April 2003
ZC-1584-98 (WC-0029-03)	Waiver of conditions to waive landscaping and waiver of development standards to reduce parking	Approved by BCC	April 2003
WS-0165-03	Waiver of development standards for metal exteriors, landscaping, and setbacks	Approved by BCC	March 2003
TM-0518-02	Tentative map for 1 industrial/commercial lot	Approved by PC	January 2003
VS-1788-02	Vacation and abandonment of easements of interest	Approved by PC	January 2003
ZC-1240-02*	Zone change to reclassify a portion of the site from H-2 to M-D for a commercial subdivision and parking lot	Approved by BCC	November 2002
ZC-0518-02*	Zone change to reclassify a portion of the site from R-E to M-D for an existing office/warehouse complex	Approved by BCC	May 2002
ZC-1584-98	Zone change to reclassify a portion of the site and adjacent parcels from R-E, H-2, & M-1 to M-D for an office/warehouse complex	Approved by BCC	November 1998

*APN 176-13-411-045 only

**APN 176-24-110-008 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Office/warehouse development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & H-2	Residential single-family development & undeveloped
East	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
WS-26-0235	A waiver of development standards and a design review for an office/warehouse development is a companion item on this agenda.
VS-26-0234	A vacation and abandonment of easements and rights-of-way 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. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the overall request will be compatible with the nearby zoning classifications in the area and will provide uniform zoning along Blue Diamond Road. As a result, staff can support the zone change request.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0541-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KEN'S FOOD

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135