

PUBLIC HEARING

ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

 RELATED INFORMATION:
APN:

177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

General Summary

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Existing Land Use: Single family residences & undeveloped parcels

Applicant's Justification

The applicant indicates the properties are currently zoned CP and reclassifying the properties to the CG zoning district will better align with the commercial development that will service the neighboring properties. The zone change is justified because the current zoning does not allow for the type of development, such as shops and services, that is needed in this area. The Master Plan identifies the properties as being suitable for Neighborhood Commercial (NC) and proposed reclassification to CG will allow for the type of development that is needed in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to a CRT zone to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision 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 properties are planned Neighborhood Commercial (NC) which are areas intended for a mix of retail, restaurant, offices, service commercial, and other professional services. Reclassifying the properties to a CG zone is in conformance with the Master Plan and would allow for development that is compatible with the area that would serve the abutting residential development. East of the site on the north and south sides of Windmill Lane between Rancho Destino Road and Amigo Street are currently 9 parcels that are zoned CG. The reclassification of this site to CG would be a continuation of an existing trend in this area. Approval of this request would comply with Policy 6.1.2 of the Master Plan which encourages planning for a mix of residential and non-residential uses to support a balance of jobs and housing within the Las Vegas Valley. For these reasons, staff finds the request for CG 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:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

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