

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0368-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)

RELATED INFORMATION:

APN:

176-03-701-025

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.38
- Existing Land Use: Business Employment

Applicant's Justification

The applicant is applying for a zone change from a CG (Commercial General) zone to an IP (Industrial Park) zone. The applicant is proposing to develop a new warehouse/distribution center on the south side of Badura Avenue and the east side of Tenaya Way. The proposed zone change is conforming to the planned land use of Business Employment. The property is surrounded by commercial or industrial land uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1063-06	Vacate and abandon portions of right-of-way being Badura Avenue - recorded	Approved by PC	September 2006
VS-2005-05	Vacate and abandonment portion of right-of-way being Tenaya Way and Badura Avenue	Approved by PC	March 2006
ZC-1852-04	Reclassified 210 acres from R-E and M-D zone to C-2 zone	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Retail
South	Business Employment & Public Use	PF, CG & IP	Offices & retail/warehouse/County maintenance facility
East	Business Employment	CG & IP	Retail center/warehouse
West	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
VS-24-0369	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
WS-24-0370	A waiver of development standards and design review for a new warehouse/distribution facility is a companion item on this agenda.
TM-24-500072	A tentative map for a 1 lot 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. Staff finds that the area surrounding this property is planned for Business Employment. The surrounding areas have a significant mix of commercial retail, shopping center, warehouses, and large-scale industrial development due to its location along heavily traveled roads and the proximity of the site to I-215. Additionally, staff finds that this request complies with Policy 1.3 of the Master Plan, which encourages development in the transitioning areas of Spring Valley and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IP (Industrial Park) zoning district 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:

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 #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074