

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0349-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays.

Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-27-510-092 through 162-27-510-097; 162-27-610-001 through 162-27-610-008; 162-27-610-111; 162-27-612-028; 162-27-612-029; 162-27-612-031 through 162-27-612-034

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5030, 5040, 5050, 5060, 5070, 5080, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5218, 5230, 5254, 5266, 5278, & 5290 University Center Drive; and 813 & 814 De Met Drive
- Site Acreage: 3.76
- Existing Land Use: Undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. There are 21 parcels that total 3.76 acres in size included in the request, each with street frontage along University Center Drive.

Applicant’s Justification

The applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-18-0427	Changed Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0113-06	Reclassified APN 162-27-612-028 from R-1 to CRT zoning - expired	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60, AE-65, & Maryland Parkway)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-60 & Maryland Parkway)	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60, AE-65, & Maryland Parkway)	Single-family residential
West	Corridor Mixed-Use & Public Use	CG, CR, RM32, & PF (AE-60 & AE-65)	Multi-family residential, transportation service, parking lot, & undeveloped

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 PF zoning is compatible with the surrounding area. The adjacent and abutting properties to the west of the southern half of the site and to the north are zoned PF currently. Additionally, the PF zoned properties to the west of the southern half of the site are owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states “the PF district is established to accommodate government facilities, structures, and uses”. The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

CONTACT: COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111