

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:

ZONE CHANGE to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone.

Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action)

RELATED INFORMATION:

APN:

163-31-702-017

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Existing Land Use: Neighborhood Commercial

Applicant's Justification

The applicant states the zone change will allow for the use of a daycare facility on an existing undeveloped parcel located at the northwest corner of Post Road and Fort Apache Road. The current zoning classification is RS20 (Residential Single-Family 20) and the Planned Land Use is Neighborhood Commercial, which will allow for a zoning classification of CN (Commercial Neighborhood) for a daycare facility as a conditional use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0315-03	Zone change from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a shopping center - expired	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Urban Neighborhood (up to 18 du/ac)	RM32 & RM50	Multiple family residential
East	Business Employment	RM32	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

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

Related Applications

Application Number	Request
WS-24-0042	A waiver of development standards for driveway approach, landscape buffer and throat depth and design review for a daycare facility is a companion item on this agenda.
VS-24-0043	A request to vacate and abandon easements 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 the request for the CN (Commercial Neighborhood) Zone is appropriate for this location. Staff finds the requested zone change is appropriate and in harmony with the immediate area. To the southeast are several parcels with retail commercial uses. The approval of the zone change will allow for greater uses for this parcel that is constrained by an existing drainage channel and also provide for increased commercial uses that will benefit the immediate area; therefore, staff recommends approval.

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:

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 #0067-

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: ETHOS | THREE ARCHITECTURE

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVE, SUITE 220,
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