

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0107-PACIFIC CLASSIC, LLC:

HOLDOVER ZONE CHANGES for the following: **1)** reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and **2)** reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-18-502-001; 177-18-602-029

EXISTING LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.17 (commercial development)/5.05 (future office/warehouse development)
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site is zoned H-2 and RS20 with a Master Plan designation of Entertainment Mixed-Use (EM). The applicant is proposing a commercial shopping center fronting Blue Diamond Road and a future office and warehouse complex on the south portion of the site. With that, the applicant proposes a zone change to CG to allow for a commercial shopping center on APNs: 177-18-502-001 and a portion of 177-18-602-029; and a zone change to IP to allow for a future office and warehouse complex on the southernmost portion of 177-18-602-029.

According to the applicant, the CG zoning request is a compatible zoning designation under the existing Master Plan EM and is an appropriate zoning designation for the property based on its location along Blue Diamond Road, a heavily travelled 200 foot right-of-way. Immediately adjacent to the east and west, and north of Blue Diamond Road, are CG zoned commercial developments. The applicant also indicates the IP zoning request is appropriate since there are

several industrial uses along Blue Diamond Road that are in the vicinity of this site. Between Jones Boulevard and Edmond Street, there is approximately 100 acres of Industrial Park (IP) zoned parcels, most of them Master Planned BE. Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Entertainment Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	RS20, H-2, & CG (AE-60)	Undeveloped & mini storage
East	Entertainment Mixed-Use & Public Use	RS20, H-2, & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail center & undeveloped

*Immediately to the north is Blue Diamond Road.

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

Related Applications

Application Number	Request
PA-25-700008	A plan amendment to redesignate a portion of this site from the Entertainment Mixed-Use (EM) land use category to Business Employment (BE) is a companion item on this agenda.
DR-25-0108	A design review for a shopping center 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. As of January 2024, H-2 zoning is no longer a listed zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The proposed CG zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The proposed shopping center is adjacent to existing CG zoned commercial developments. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for the CG zoning district appropriate for this location.

However, staff finds the request to redesignate a portion of this site to Industrial Park (IP) to be too intense, and not compatible with the surrounding zoning and uses in the area. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is on the other side of Blue Diamond Road near the intersection of Windmill Lane and Valley View

Boulevard. The request to IP does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the IP zoning is not appropriate for this location. Since staff finds rezoning a portion of the site to IP is not appropriate, staff cannot support the application.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of zone change #1 to CG; denial of zone change #2 to IP. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 18, 2025 – APPROVED – Vote: Unanimous
Absent: Frasier

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace

determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of zone change #1; denial of zone change #2.

APPROVALS: 2 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 06/04/25 – per the applicant.

APPLICANT: PACIFIC CLASSIC, LLC

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