

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:

ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-701-030

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9461 S. Decatur Boulevard
- Site Acreage: 1.06
- Existing Land Use: Single-family residence

Request

This request is a zone boundary amendment to Commercial General (CG) zoning with no specific development plans. A future land use application for specific development plans will be submitted at a later date. The site has frontage along Decatur Boulevard to the east and is 1.06 acres in size.

Applicant's Justification

The applicant indicates the zone boundary amendment is appropriate since it not only anticipates the need for future commercial development within the area, but also aligns with the existing land use category. The introduction of commercial zoning also addresses the convenience factor, ensuring that residents have easy access to essential services and retail options within close proximity. Lastly, the existing residence on the site will be demolished prior to the issuance of building permits.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|----------|
| UC-0367-01 | Private boarding stable in conjunction with an existing residence | Approved by PC | May 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|--------------------------------|
| North | Neighborhood Commercial | RS2 | Mapped residential subdivision |
| South & West | Neighborhood Commercial | RS20 | Undeveloped |
| East | Business Employment | IP | Undeveloped |

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

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

The request to CG zoning conforms to the Enterprise Land Use Plan and complies with the goals and policies of the Master Plan. The site is located along Decatur Boulevard where commercial zoning is appropriate. There is no indication that the project will have a substantial adverse effect on public facilities and services in this area. As a result, staff can support the zone change.

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 the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

TAB/CAC: Enterprise - approval (zone change reduced to Neighborhood Commercial (CN)).

APPROVALS:

PROTESTS:

APPLICANT: DAN DANESHTRAD

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89118