

11/08/23 BCC AGENDA SHEET

FUTURE DEVELOPMENT
(TITLE 30)

WINDMILL LN/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0625-DIAMOND WINDMILL, LLC:

ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.

Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-102-043 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8125 Gilespie Street
- Site Acreage: 0.6 (rezone)/1 (entire parcel)

Site Plans

The plans submitted depict an existing undeveloped parcel located at the southwest corner of Windmill Lane and Gilespie Street. The applicant is requesting to re-zone the top half of the existing parcel from the current C-P (Office and Professional) zone to a C-1 (Local Business) zone. The rezoning request will occur on the northern 160 feet of the parcel while the southern portion will remain a C-P zone. The top portion of the parcel that is requesting a zone change represents a total of 23,340 square feet or 0.6 acres. The bottom half currently zone C-P will remain in place and represents 17,401 square feet or 0.4 acres. No development plans have been submitted with this application. The parcel to the west and south are residential with existing residences and to the east is undeveloped. The site was previously approved for manager units with waiver of development standards and design review for an office complex with non-residential design (UC-22-0312).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the rezoning of the top half from C-P (Office and Professional) zone to C-1 (Local Business) zone will be consistent with the Enterprise Land Use Plan. The application request states adequate services are provided and will not impact the immediate area with noise, water, air pollution and still result in a logical and orderly development. The site has been approved for 2 story buildings with manager units and site parking and will remain unchanged.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0312	Increased the maximum combined area of all manager units and waivers for reduced setbacks, reduced landscaping, and alternative driveway geometrics, and design review for an office complex with non-residential design and lighting	Approved by PC	August 2022
WS-19-0314	Reduced driveway separation, throat depth, setbacks, and parking for an office facility - expired	Approved by PC	August 2019
WS-0229-09	Alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1662-05	Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Neighborhood Commercial	C-P	Undeveloped
West	Neighborhood Commercial	R-E	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Staff cannot support the applicants request for rezoning the top half of the existing parcel from the current C-P (Office and Professional) zone to a C-1 (Local Business) zone. The surrounding properties to the west, south, and north of the subject site are zoned and developed with single family residential uses. To the east are undeveloped parcels currently zoned C-P (Office and Professional). The intent of a C-P zone is to provide for the development of office and professional uses and provide a buffer through the establishment of low intensity uses between the more intensive commercial districts and the residential districts. Other zoning categories include Community Residential Transition, which is to preserve existing single family residential buildings for commercial reuse when close to or within established residential neighborhoods.

The proposed rezoning to a C-1 zone for the north portion of the existing parcel will not be consistent and compatible with approved and planned land uses on the abutting parcels, which are primarily residential uses. While the Planned Land Use is Neighborhood Commercial staff finds the uses associated with C-1 zones could have an impact on the immediate neighborhood due to the intensity of potential uses. Therefore, staff does not support this request.

Staff Recommendation

Denial.

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:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118