

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0350-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-28-301-029; 162-28-302-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.97
- Existing Land Use: Outside storage & undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. The site is 7.97 acres in size with street frontage along Four Seasons Drive, Haven Street, and Mandalay Bay Road.

Applicant's Justification

The applicant states that the Clark County Department of Aviation (DOA) acquired the subject properties in July 2023. The DOA assumed an existing outside storage lease on the southern parcel for the current tenant when the property was acquired. The tenant is in the process of preparing the appropriate land use application for the use of the property. Additionally, 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
UC-23-0303	Temporary construction storage yard on the southern parcel subject to ceasing operations in 12 months	Approved by PC	August 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1104-04	Vacated and abandoned government patent easements	Approved by PC	July 2004
ZC-1733-00	Reclassified the site and parcels to the south and west from P-F to H-1 zoning	Approved by BCC	December 2000
VS-1594-99	Vacated and abandoned portions of right-of-way being Danville Lane and Mesa Vista Avenue	Approved by BCC	December 1999
ZC-0852-95	Reclassified the site and parcels to the north, south, and west from H-1 to P-F zoning	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Undeveloped
South	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Harry Reid International Airport
East	Public Use	PF (AE-65, AE-70, & AE-75)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family residential & outside storage

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 abutting properties to the south and east are zoned PF currently. Additionally, the PF zoned properties to the south and east are developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. The subject properties were also zoned PF in the late 1990’s when the properties were similarly owned by the DOA at that time, before they were transferred to private property owners. 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)

- No comment.

TAB/CAC: Paradise - approval (nonconforming use to be terminated).

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

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