

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-306-003; 177-19-402-003

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4620 W. Richmar Avenue
- Site Acreage: 2.50
- Existing Land Use: Single-family residential and undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since the surrounding properties in the area are already zoned IP, and the request is conforming to the Business Employment (BE) land use category on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-09	Vacation and abandonment for a portion of right-of-way being Cameron Street	Approved by PC	July 2009
UC-1879-05 (ET-0030-08)	First extension of time of a use permit to commence an accessory structure	Approved by BCC	March 2008
UC-1879-05	Use permit for an accessory structure	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
UC-26-0105	A use permit, waivers of development standards, and design review for a data center, electric substation, and switching yard is a companion item on this agenda.
VS-26-0104	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	Waivers of conditions of a zone change is a related 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. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The subject site is an infill piece that is surrounded on all sides by IP zoning. The request complies with Policy EN-6.3 which encourages concentrating commercial and industrial uses adjacent to the National Guard Readiness Center to ensure proposed uses are compatible with ongoing operations. For these reasons, staff finds the request for IP 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

- Applicant is advised fire access drive aisle must be 24 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118