

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request to rezone the subject parcel to Commercial General (CG) from Residential Single-Family 20 (RS20) is appropriate as it not only anticipates future commercial development needs within the area, but also strategically aligns with adjacent properties bearing the Corridor Mixed Use (CM) land use designation. The applicant further states that the CG zoning is needed to meet anticipated commercial demand, stimulate economic growth in the community, and will ensure area residents have access to essential services and retail options in close proximity.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-24-700011	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed Use (CM) is a companion item on this agenda.
WS-24-0266	A waiver of development standards and design review for a restaurant with a drive-thru is a companion item on this agenda.
VS-24-0267	A vacation and abandonment for patent easements 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

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The land use category for the subject site is proposed to be changed from Business Employment (BE) to Corridor Mixed-Use (CM) in the Master Plan. This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) zone is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone is considered a conforming zone within the CM land use designation while the current zone, RS20, is nonconforming. This portion of Silverado Ranch Boulevard has been transitioning to CG zoning. This includes property to the west at the intersection of Decatur Boulevard and Silverado Ranch Boulevard and to the east near the intersection with Arville Street. Rezoning the subject property to CG will be consistent with the intent of Master Plan Policy 1.3.3 which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for long vehicle trips. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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)

- 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 #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK ANTHONY RUA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118