

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:

ZONE CHANGE to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone.

Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)

RELATED INFORMATION:

APN:

070-13-601-011

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.43 (total)/1.71 (approximate acreage of the zone change)
- Existing Land Use: Corridor Mixed-Use

Applicant's Justification

The applicant requests a zone change to CG zoning to develop a convenience store and gas station on a portion of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Community center & County offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	RM32 & CG	Retail & multi-family residential
West	Compact Neighborhood (up to 18 du/ac), Public Use, & Corridor Mixed-Use	RM32, RS5.2, & CG	Undeveloped & multi-family residential

Related Applications

Application Number	Request
WS-24-0253	Waiver of development standards and design review for a new retail and gas station is a companion item on this agenda.
VS-24-0254	A request to vacate and abandon a right-of-way 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

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the requested zone change will have minimal impact on the immediate area and neighborhood. While the immediate area has a mix of zoning categories, commercial uses are among those established in the area. The rezoning of the southern portion of the existing parcel will allow for greater use and can accommodate a variety of commercial and office use that will be beneficial to the immediate area. For these reasons, staff supports the request.

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)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAVERICK, INC.

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