

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0363-WYKOFF NEWBERG CORP:

ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

RELATED INFORMATION:

APN:

125-17-801-002

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed zone change is in conformance with the existing land use category Neighborhood Commercial. The applicant further states that the proposed zone change is compatible with the surrounding area, which accommodates traditional auto-oriented commercial uses and allows for transitional development. The property directly to the west within the City of Las Vegas is developed in the Town Center District (TC) Zone with the Regional Transportation District (RTC) Park and Ride lots. In addition, the proposed use will provide the public with access to commercial high-speed fiber optic infrastructure for customers in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-205-85	Off-premises sign	Approved by PC	September 1985
UC-18-85	Off-premises sign	Approved by PC	March 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	H-2	US 95 & plant nursery
South	City of Las Vegas	T-C (Town Center District)	Regional Transportation District (RTC) Park & Ride lots
West	City of Las Vegas	C-1 (Limited Commercial)	Undeveloped

Related Applications

Application Number	Request
WS-24-0364	A waiver of development standards for a communication utility building 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 that the existing planned land use category for the subject site is Neighborhood Commercial. The Master Plan states that the primary intended land uses for this category include, in part, supporting land uses such as public facilities. Staff finds that the proposed CG zone at this location would be located along the US 95 frontage road which in the immediate area does not have residential uses. The property to the west includes the Regional Transportation District (RTC) Park and Ride lots, and to the south there is an undeveloped parcel zoned Limited Commercial (C-1), and both parcels are located within the City of Las Vegas. To the northeast is the access street, Oso Blanca Road, and US 95. Finally, staff finds that the proposed zone change to the CG zone would also support Policy 5.5.2, which encourages the expansion of infrastructure throughout Clark County. For these reasons, staff finds the request for the CG zone is appropriate for this location and can support this zone change 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

- Applicant is advised 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: GIGAPOWER, LLC

CONTACT: TILSON TECHNOLOGY MANAGEMENT, 16 MIDDLE ST, 4TH FLOOR,
PORTLAND, ME 04101