

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0225-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**

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

Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

176-05-101-012

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

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

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400105 (UC-0187-16)	First extension of time of a use permit for a private school and day care - expired	Approved by PC	June 2018
UC-0187-16	Use permit for a private school and day care	Approved by PC	May 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch)	Single-family residential

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Neighborhood Commercial	CP	Office buildings

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

### Related Applications

<b>Application Number</b>	<b>Request</b>
WS-26-0227	Waiver of development standards and design review for a fitness center is a companion item on this agenda.
VS-26-0226	Vacation and abandonment to vacate 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

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds this request for CG zoning far too intense for, and not compatible with, the surrounding residential to the north, south, and east. This project would extend higher intensity uses next to an established residential neighborhood. Furthermore, there are other less intense zoning districts which can accommodate the proposed use on the property that are more compatible with the existing abutting development.

With the adoption of the current Master Plan, new land use categories were established, and this site was designated Neighborhood Commercial, which allows for a wider range of commercial activities than the prior Office Professional land use category. Once the land use plan was changed to Neighborhood Commercial, it then allowed applicants to apply for zoning districts more intense than C-P zoning. Because the Neighborhood Commercial land use category allows for a wider range of commercial uses, existing abutting land uses must be taken into consideration to determine the most compatible zoning district for parcels when requesting a zoning reclassification. Lastly, the project does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

### Staff Recommendation

Denial.

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**

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended

**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 #0539-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval (reduction to CN).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RUGGED CROSSFIT 702

**CONTACT:** RUGGED CROSSFIT 702, 6040 S. FORT APACHE ROAD #101, LAS VEGAS, NV 89148