

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0297-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

ZONE CHANGE to reclassify 2.06 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

191-19-501-002

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 13000 Hinson Street
- Site Acreage: 2.06
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the uses in the general area are primarily industrial and the adjacent parcel to the east is zoned IL. Therefore, the request for IL zoning on the subject property will be compatible with the surrounding area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| UC-0315-10 | Commercial agriculture gardening/greenhouse facility (tree farm) on the site and adjacent parcel to the east subject to 1 year to commence and review - expired | Approved by PC | August 2010 |
| NZC-1528-06 | Reclassified the site and adjacent parcel to the east from R-U to M-D zoning - expired | Approved by BCC | January 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--------------------------|
| North & West | Business Employment | RS80 | U.S. Army Reserve Center |
| South | Business Employment | RS80 | Undeveloped |
| East | Business Employment | IL | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|---|
| WS-25-0298 | Waivers of development standards and design reviews for outside storage on the subject parcel and the adjacent parcel to the east is a companion item on this agenda. |
| VS-25-0299 | A vacation and abandonment for government patent easements on the subject parcel and the adjacent parcel to the east 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. Although nearby properties are zoned RS80, such properties are either undeveloped or being used for industrial uses such as outside storage. Furthermore, these properties and the subject site are planned for Business Employment (BE) uses where IL zoning would be a conforming zone change. Additionally, the adjacent parcel to the east is owned by the same property owner and is zoned IL; therefore, the proposed zone change would unify both parcels under the same zoning category. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as I-15 is nearby to the east. For these reasons, staff finds the request for IL 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 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DANRAY REVOCABLE LIVING TRUST

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET, LAS VEGAS, NV 89102