

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0230-DIAMOND WINDMILL, LLC:**

**ZONE CHANGE** to reclassify a portion of 0.94 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-16-102-043 ptn

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8125 Gilespie Street
- Site Acreage: 0.4 (rezone)/0.94 (entire parcel)
- Existing Land Use: Undeveloped

Request

The applicant is requesting to reclassify the property to CG zoning for the southern half of this site. In 2023, the Board approved ZC-23-0625, to reclassify the northern half of the site from C-P to CG (previously C-1) zoning. The applicant is now requesting a conforming zone change for the southern half of the site to CG.

Applicant’s Justification

According to the applicant, the request is situated in an area where adjacent land uses, and nearby zoning classifications support the change. The planned land use category for this site is Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, the site is located on Windmill Lane which is an arterial road and suitable for commercial development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-24-0122	Vacation and abandonment for a portion of right-of-way	Approved by PC	May 2024

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0625	Zone change to reclassify the northern portion of this site from C-P to CG (previously C-1) zoning	Approved by BCC	November 2023
UC-22-0312	Use permit, waivers of development standards and design review for an office complex with a non-residential design	Approved by PC	August 2022
WS-19-0314	Waivers of development standards for reduced driveway separation, throat depth, setbacks, and parking for an office facility - expired	Approved by PC	August 2019
WS-0229-09	Waivers of development standards alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1662-05	Zone change to reclassify the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CG	Single-family residential

### 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 conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located on three sides by properties that are currently zoned for commercial uses including the adjacent parcel to the west which was recently approved to CG (ZC-26-0098). In addition, other CG zoned properties also exist along the Windmill Lane corridor. Windmill Lane is a 100 foot wide arterial street and can accommodate the proposed zoning. Furthermore, the northern portion of the property is currently zone CG. Reclassifying the CP portion of the property to CG will provide uniform zoning for the entire site. For these reasons, staff finds the request for CG zoning 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:**

**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 #0297-2023 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND WINDMILL, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118