

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0256-MOCA, LLC; ET AL:

ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone for future industrial development.

Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-23-501-010; 176-23-501-023; 176-23-501-025

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.05
- Existing Land Use: Undeveloped

Request

This is a zone change request to IL zoning with no specific development submitted. The north half of APN 176-23-501-010 is already zoned IL with the remainder of the site currently zoned H-2. The site is 12.05 acres in size.

Applicant's Justification

The applicant states the site is adjacent to other IL zoned properties; and therefore, the proposed zone change is compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0918	Vacated and abandoned a BLM right-of-way grant along the Bronco Street alignment	Approved by PC	January 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial buildings, outside storage, & undeveloped
South	Business Employment & Open Lands	H-2	Undeveloped
East	Business Employment	IP	Union Pacific railroad tracks & mini-warehouse facility
West	Business Employment	H-2	Undeveloped

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

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. As of January 2024, H-2 zoning is no longer a listed zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The proposed IL zoning is conforming to the Business Employment (BE) land use category on the site. The site wraps around existing IL zoned properties and is adjacent to IL zoned properties to the north. Other properties also have a land use category of BE to the north, south, east, and west. Therefore, staff finds the proposed IL zoning is compatible with the surrounding area. To the east, adjacent to the site, is the Union Pacific railroad tracks; and therefore, the request complies with Policy 5.5.1 which supports the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. 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**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BLUE BRONCO, LLC

CONTACT: GWENDOLYN FISCHER, LAND BARON, 10789 W. TWAIN AVENUE, SUITE 200, LAS VEGAS, NV 89135