

PARK
(TITLE 30)

RUSSELL RD/SURREY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0049-COUNTY OF CLARK (PK & COMM SERV):

ZONE CHANGE to reclassify 8.0 acres from a C-2 (General Commercial) (AE-60 & AE-65) Zone, a C-P (Office and Professional) (AE-60) Zone, and an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone to a P-F (Public Facility) (AE-60 & AE-65) Zone for an existing park.

Generally located on the southeast corner of Russell Road and Surrey Street within Paradise (description on file). JG/mc/syp (For possible action)

RELATED INFORMATION:

APN:

162-35-513-011

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Surrey Street
- Site Acreage: 8
- Project Type: existing park (McCarran Marketplace Park)

Applicant's Justification

The applicant requests to change the parcel's 3 existing zoning designations to 1 designation, P-F (Public Facility). According to the applicant, the request to reclassify the site as P-F is the most appropriate for the designated activities. In addition, the zone change will create a cohesive design code requirement across the entire site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0792-06	Soccer fields and play areas in conjunction with an approved shopping center	Approved by BCC	August 2006
ZC-0487-03	Reclassified a portion of the parcel to C-2 zoning	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-1 & CRT	Single family residential
South	Business Employment	C-2	Shopping center
East	Business Employment	C-2 & C-P	Shopping center
West	Business Employment	M-D	Warehouses

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

The request is to reclassify the entire subject site to P-F (Public Facility) zoning. The subject site is developed with an existing park, McCarran Marketplace Park. The proposed P-F zoning district conforms to the planned land use of the parcel, which is P-U (Public Use). The subject site is currently zoned with 3 different zoning designations; M-D on the west side, C-2 on the east side, and a small portion of C-P on the northeast corner adjacent to Russell Road. These zoning designations are typically utilized for retail, office, and light industrial uses. There are 2 existing parks zoned P-F near the subject site; Paradise Vista Park north of the site, and Cannon Middle School Park east of the site. The existing multiple zoning designations of the site do not reflect the existing park use. The park consists of artificial grass sports fields, picnic facilities, a playground and 2 parking lots. The P-F zoning district is compatible with the existing park, and staff can support the request.

Staff Recommendation

Approval.

If this request is approved, the Board finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANIEL SAGAON CORNEJO

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