

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0148-7-ELEVEN, INC.:

ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-018

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 Las Vegas Boulevard South
- Site Acreage: 0.61
- Existing Land Use: Convenience store/gas station

Applicant's Justification

The applicant states the request for CG zoning will form a commercial node at the intersection of Las Vegas Boulevard South and Windmill Lane with the adjacent CG zoned properties to the north and east. The CG zoning will not impact other properties in the area since the surrounding area is planned for Entertainment Mixed-Use (EM).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-146-86	Retail (convenience store) with gasoline sales	Approved by PC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CR	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
WS-25-0149	A waiver of development standards and design review for the expansion of a retail building and gasoline station is a companion item on this agenda.
VS-25-0150	A vacation and abandonment of portions of right-of-way and 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.

The request for CG zoning is compatible with the surrounding area and is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The adjacent properties to the north and east are owned by the same property owner and are already zoned CG. The request for CG zoning will allow for 1 overall site with uniform zoning at the intersection of 2 arterial streets (Las Vegas Boulevard South and Windmill Lane). The request complies with Policy 1.4.4 of the Master Plan 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 CG 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 7-ELEVEN, INC.

CONTACT: THE DIMENSION GROUP, 5600 S. QUEBEC STREET, SUITE 205B,
GREENWOOD VILLAGE, CO 80111