

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

RELATED INFORMATION:

APN:

163-30-401-035

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10096 W. Russell Road
- Site Acreage: 1.89
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed zone change is appropriate for this location as it will serve as a buffer for the residential developments to the east and west. The applicant also states that the proposed zone change will allow for a lower intensity use than would typically be permitted along an arterial street. The applicant also indicates that the proposed zoning will help to provide for community needs and help develop the site as an infill development. They also indicate that the proposed zone change would support several Master Plan goals and policies.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2057-98	Vacated and abandoned patent easements	Approved by BCC	February 1999
UC-0769-97	Allowed an electrical substation and associated structures	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	NV Energy electrical substation
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-24-700015	A plan amendment to redesignate the site from the Public Use (PU) land use category to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-24-0311	A use permit, waivers of development standards, and design review for a mini-warehouse facility 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

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the proposed zone change is located within an area that has a Neighborhood Commercial (NC) planned land use area. In addition, staff finds that there are areas to the east and west that are planned for the higher intensity Corridor Mixed-Use (CM) land use area and already contain the proposed CG zoning district, however these areas are located at the major intersections of Hualapai Way and Grand Canyon Drive. Based on this and the surrounding residential development to the east, west, and south, staff finds that the surrounding area has become defined by residential uses with commercial uses kept at major intersections and not along the mid-block areas. Since the subject site is not located at a major intersection and the requested zoning district is the most intense within the range of districts for Neighborhood Commercial (NC), staff finds that the request for Commercial General (CG) zoning is not appropriate for this location. The request also does not comply with Policy 1.4.5, which encourages appropriate buffering and development and use transitions between higher and lower intensity uses. For these reasons and staff's inability to support the associated plan amendment, staff finds the request for the CG Zone is inappropriate for this location and cannot support this zone change.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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)

If approved:

- 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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: BLAKE ROSSER

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101