

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:

ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise (description on file). JJ/jor (For possible action)

RELATED INFORMATION:

APN:

176-16-301-036

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.85
- Existing Land Use: Neighborhood Commercial (NC)

Applicant's Justification

This request complies with the Neighborhood Commercial (NC) Master Plan designation. Located immediately north of the proposed building is a mini-warehouse facility zoned CG (Commercial General) and designated NC in the Master Plan. Also to the north are 3 developed single-family residences zoned RS20 and designated NC in the Master Plan. Immediately west across Durango Drive are developed residential parcels zoned (RS20) and designated NC in the Master Plan. The proposed zone change application is justified because the site fronts Durango Drive and is designated NC which allows a conforming rezone to a commercial zoning (CG). The proposed CG zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity retail, services, and office uses that serve the residents of the immediate neighborhood. This area is under development and the required public services and infrastructure are either constructed or under construction to service both residential and commercial uses in the area.

The proposed zoning and uses conform with the goals and policies outlined in the Master Plan for the County wide policies including Policy 5.1.1, Policy 6.1.2, Policy 6.2.3, and Policy 6.2.4. The project complies with the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including Goal EN-1.1, Goal EN-2.1, Goal EN-6.5,

and Goal EN-6.6 which indicates that this request is appropriate for, and compatible with, existing uses, developments, and planned uses in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	SmartStop Self Storage facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20	Single-family residential & undeveloped
West	Neighborhood Commercial	RS20	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0144	A waiver of development standards for residential adjacency standards, allow loading spaces within customer parking, reduce driveway approach distance, reduce driveway departure distance, and a design review for a proposed shopping center is a companion item on this agenda.
VS-24-0145	A request to vacate and abandon portions of rights-of-way 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 Neighborhood Commercial planned land use designation is oriented north to south from Windmill Lane to Ford Avenue. Staff finds that the zoning designation trend within this area is geared toward commercial zoning. Ultimately, the applicant's request is a conforming change which aligns with existing CG and CP zoned parcels to the north. This request complies with Policy 6.1.6 which encourages in-fill development as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the CG Zone 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 #0180-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVE. #414, LAS VEGAS, NV 89123