

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)

RELATED INFORMATION:

APN:

163-35-301-026

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the requested zone change to an IP zoning district for the site is appropriate since the site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496. The area has been transitioning to office and industrial uses including the IP zoned warehouses to the south across Post Road. To the west is an office complex zoned CP (Commercial Professional). The applicant states that the proposed IP zoning district may act as a buffer to the sparse residential parcels to the north and northeast. Finally, the applicant states the parcels owned by the Department of Aviation to the north and east are unlikely to be developed for residential uses in the future, therefore, the requested zone change to an IP is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	A nonconforming zone change to change the zoning from R-E to M-D zoning for an office/warehouse building	Approved by BCC	November 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0497	Vacation and abandonment of patent easements	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

Related Applications

Application Number	Request
PA-24-700021	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-24-0498	A waiver of development standards and design review for an office/warehouse building 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 subject site was previously approved by action of NZC-22-0496 under a resolution of intent for M-D zoning which was a non-conforming zone change. M-D is the equivalent of IP zoning under the previous Title 30 Development Code. The applicant is proposing certain design changes to the development of the property, thus requiring a zone change to be considered once again. The accompanying request to change the land use designation from Neighborhood Commercial (NC) to Business Employment (BE) will allow the requested IP zone to be conforming to the Master Plan. Primary land uses in the BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses. The IP zone is established to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office.

Staff finds that the request for an IP zone should not adversely impact the surrounding area. The area has experienced a recent change with the approval of the BE land use category in February

2024 (PA-23-700048) on a parcel approximately 330 feet to the north. The adjacent parcels to the north and east are owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. Furthermore, the abutting properties to the south and southwest are currently zoned IP. Therefore, the proposed zone change to an IP is in harmony with the surrounding area. The request also complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for an IP Zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 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:

Comprehensive Planning

- Expunge NZC-22-0496.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley – approval.

APPROVALS:

PROTESTS:

APPLICANT: LEI SU

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