

06/22/22 BCC AGENDA SHEET

INDUSTRIAL DEVELOPMENT  
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0300-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ETAL & DEAN, DEANNA S. TRS:**

**ZONE CHANGE** to reclassify 12.5 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for a future industrial development.

Generally located on the east side of Rainbow Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

176-23-401-020; 176-23-401-021 through 176-23-401-023

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.5
- Project Type: Future industrial development

Request

This request is for a conforming zone boundary amendment with no specific development plans. A future land use application for industrial development will be submitted at a later date. The project site has frontage along Rainbow Boulevard, an arterial street, and Richmar Avenue, a local street.

Applicant's Justification

The applicant states this project site is master planned Business Employment which contemplates M-D zoning. The properties to the south are zoned M-1 and M-D. The properties to the north and east are zoned R-E with a Resolution of Intent to M-1 and R-E. The entire area east of Rainbow Boulevard is master planned for Business Employment. The properties to the west across Rainbow Boulevard are zoned C-1. The zone change conforms to the Master Plan and is appropriate and compatible for this area.

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-E & M-1	Undeveloped
South	Business Employment	M-D & M-1	Industrial buildings, outside storage, & undeveloped
East	Business Employment	M-1	Industrial buildings & outside storage
West	Neighborhood Commercial	R-E & C-1	Mini-warehouse facility & single family residential

The subject site and surrounding parcels are located within the Public Facilities Needs Assessment (PFNA) area.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcels immediately to the north, south, and east of the project site consist of R-E, R-E with a Resolution of Intent to M-1, M-D and M-1 zoning, with a planned land use of Business Employment. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses, such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with Goal EN-5 of the Master Plan by protecting the viability of industrial and employment areas within Enterprise. Staff finds the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval subject to a design review as a public hearing for future plans.

#### 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:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future plans.
- Applicant is advised that a standard development agreement will be required with future development prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area; the County is currently rewriting Title 30 and

future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Gary Avenue, and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacate any unnecessary rights-of-way and/or easements.

**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 #0341-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EBS REALTY PARTNERS

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135