

04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0067-DESERT INN SQUARE, LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action)

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RELATED INFORMATION:

**APN:**

176-09-601-001

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states all the properties on the west side of Buffalo Drive and north from the site to Warm Springs Road exhibit the Neighborhood Commercial land use designation and are zoned either CG or IP. Thus, they state that the request for a CG zoning classification is consistent, appropriate, and compatible with the area.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG (ROI to IP)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single family residential
West & South	Public Use	PF	Clark County Fire Station #30 & undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0068	Waivers for residential adjacency, buffering and screening standards, increased retaining wall height, modified driveway design standards, and modified street standards in conjunction with a shopping center is a companion item on this agenda.
VS-24-0069	A request to vacate and abandon government patent 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**

The intent of the Neighborhood Commercial planned land use category is to provide for a primary mix of land uses that include retail, restaurants, offices, service commercial, and other professional services. The Commercial General zoning district is established to accommodate traditional, auto oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development.

Immediately to the north of the subject property, across Eldorado Lane, is an undeveloped parcel zoned Industrial Park previously approved for an office/warehouse building via NZC-22-0208. Immediately north of the approved office/warehouse building is an existing mini-warehouse facility within a Commercial General zoning district. Approximately 665 feet north of the site, on the east and west sides of Buffalo Drive, are commercial developments consisting of a restaurant, vehicle (automobile) maintenance facility, veterinarian office, an in-line retail building with a tavern, convenience stores with gasolines stations, and a child daycare facility.

Staff finds the subject property is appropriate for commercial zoning, given its location to the existing commercial development north of the site, in addition to being adjacent to an arterial street, Buffalo Drive. The requested commercial zoning will also support the existing single family residential development to the east, in addition to the residential development presently under construction within the immediate area. Furthermore, this request complies with Policy SV-1.5 of the Master Plan, which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs and potentially work within proximity to their homes. The applicant has demonstrated the proposed zoning district, Commercial General, is compatible with the surrounding area. For these reasons, staff finds the request 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:**

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0037-2024 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:** DESERT INN SQUARE, LLC

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