

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:

ZONE CHANGE to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

Generally located on the east side of Boulder Highway and the south side of English Avenue within Whitney (description on file). JG/rk (For possible action)

RELATED INFORMATION:

APN:

161-28-510-031

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5719 Boulder Highway
- Site Acreage: 2.39
- Existing Land Use: Commercial building

Request

This is a zone change request to CG zoning with no plans submitted. However, the site is currently developed with a commercial building that was most recently used as a retail business selling accessories parts for trucks that included installation of trailer hitches in their warehouse behind the front showroom. No changes are proposed to the site. The site is 2.39 acres in size with access from Boulder Highway and English Avenue.

Applicant's Justification

The applicant indicates the rezoning of this site would open the opportunity for the property to be used in more ways than those listed under the current H-2 defunct zoning which has been eliminated from Code. The site itself has been operating with commercial type uses for some time now, where the request for CG zoning would be in line with, and consistent with, the prior uses on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0905-07	Automobile accessory related business in an existing building	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Vehicle sales facility
West	Corridor Mixed-Use	CG	Vehicle repair and sales & appliance sales and repair with outside storage
East	Corridor Mixed-Use	RS2	Single-family residential

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 request to CG zoning conforms to the Whitney Land Use Plan and complies with the goals and policies of the Master Plan. As of January 2024, H-2 zoning is no longer addressed in Code and the conversion to an appropriate zoning district is encouraged by the County. The zoning will be compatible with the commercial development along the north, south, and west sides of this site and staff does not anticipate any adverse impacts with this proposal. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the Boulder Highway corridor. As a result, staff can support this request.

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.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID HARKHAM

CONTACT: TIM ALGIER, 5719 BOULDER HIGHWAY, LAS VEGAS, NV 89122