

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0357-MILES AHEAD TRUCKING, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

RELATED INFORMATION:

APN:

123-34-310-020

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the land use category for the site is Business Employment (BE) so the requested zone change to Industrial Light (IL) will be conforming. The applicant further states that the request is appropriate because it is anticipated that all the surrounding parcels will be similarly zoned.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Nellis Air Force Base Airport Environs Overlay District	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 (AE-75)	Undeveloped
South	Business Employment	RS80 & H-2 (AE-75)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RS80 & H-2 (AE-75 & AE-80)	Undeveloped
West	Business Employment	RS80 (AE-75)	Undeveloped & outside storage

Related Applications

Application Number	Request
WS-24-0358	Waivers of development standards and a design review for a truck parking lot 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 existing land use in the Master Plan for the subject site is Business Employment (BE). This land use category is primarily intended for offices, distribution centers, warehouse/flex space, technology, and light-industry. Supporting uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses. The IL (Industrial Light) Zone is established to accommodate low and moderate intensity industry and manufacturing activities, and indoor/outdoor storage uses with supporting office spaces. The IL Zone is considered a conforming zone within the BE land use category while the current zone, RS80 is non-conforming. The surrounding areas to the south, west, and east are currently zoned RS80 but are either undeveloped or are developed with outdoor storage areas. The subject site and surrounding properties are also less than the minimum lot area of 80,000 square feet for the RS80 zone. New residential subdivisions are prohibited due to its location within Airport Environs (AE-75) Overlay, while most uses allowed in the IL Zone are either permissible or permissible subject to noise attenuated construction. Rezoning the subject property to IL will be consistent with the intent of Master Plan Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Based and the AEO District, as well as Policy SM-5.3 which seeks to protect employment areas by adopting development regulations that discourage residential development in light industrial areas of Sunrise Manor. For these reasons, staff finds the request for the IL 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: STANLY WILLIAMS

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