

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0754-3526 PATRICK LANE, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 0.5 acres from an RS20 (Residential Single Family 20) (AE-60) Zone to a CG (Commercial General) (AE-60) Zone.

Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise (description on file). JG/md (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-203-013

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3526 E. Patrick Lane
- Site Acreage: 0.5
- Existing Land Use: Single family residence

**Applicant's Justification**

The applicant indicates the site fronts onto Patrick Lane, a heavily travelled 80 foot wide right-of-way. While the site is adjacent to other residential homes, directly across Patrick Lane to the south, are large warehousing and distribution centers consisting of hundreds of acres of industrial zoned property. Additionally, approximately 235 feet west of the site is the Pecos-Russell Animal Hospital, zoned Commercial General. Immediately adjacent to the west of the animal hospital is another commercial use, zoned Commercial General. Farther west, on both the northwest and southwest comers of Pecos Road and Patrick Lane are Commercial General zoned commercial uses. Five parcels east of the site is a residential home that was rezoned to allow for an office space and a lawn and landscaping business.

The proposed Commercial General zoning designation is an appropriate transition from the industrial warehouse uses to the south and will not impact the adjacent existing residential to the north. The site will be used as an office space for the plant nursery and as storage for tools and materials for the business. While the majority of customers will not come on-site for business, there is the option for customers to visit the site to view and purchase materials. Consequently, there will be little to no change in current traffic conditions as a result of this request as on-site

traffic will be minimal. Additionally, the applicant has obtained letters of support from all 4 neighbors that are immediately adjacent to the site.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single family residential
South	Business Employment	IP (AE-60)	Warehouses
East & West	Neighborhood Commercial	RS20 (AE-60)	Single family residential

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0755	Waivers of development standards for a plant nursery for residential adjacency, reduced trash enclosure and accessory structure setbacks, and alternative driveway geometrics 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 south of the subject property, across Patrick Lane, are existing warehouse and distribution developments zoned Industrial Park. Approximately 235 feet to west of the project site are 2 parcels developed with commercial buildings with Commercial General zoning. Approximately 465 feet to the east of the site is a parcel zoned Commercial Professional that features a converted single family residence that now serves as an office building. The northwest and southwest corners of the Patrick Lane and Pecos Road intersection consist of commercial development such as retail, restaurant, and gas station uses. Staff finds the subject property is no longer appropriate for single family residential development, given its location to the abutting and surrounding commercial and industrial development, in addition to being adjacent to a collector street, Patrick Lane. Furthermore, the applicant has demonstrated the proposed zoning district, Commercial General, is compatible with the surrounding area. For these reasons, staff finds the request for the Commercial General Zone 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:**

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Paradise - denial.

**APPROVALS:**

**PROTESTS:** 2 cards

**COUNTY COMMISSION ACTION:** January 3, 2024 – HELD – To 02/07/24 – per the applicant.

**APPLICANT:** PATRICIA YIN

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