

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0023-LI & SHAO INC, ET AL:

ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action)

RELATED INFORMATION:

APN:

177-07-201-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Existing Land Use: Undeveloped

Site Plan

This is a zone change request with no plans submitted. The site is 1 acre in size.

Applicant's Justification

The applicant states the zone change will promote future commercial activities for a possible future tour bus staging yard.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	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**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to CG zoning to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to a Rural Neighborhood Preservation Neighborhood Protection Overlay (RNP-NPO) to the east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. The CG zoning category allows uses that are too intense for the area and building heights up to 50 feet, which are not compatible with the surrounding area. Furthermore, the site at 1 acre is relatively small for a property zoned CG. Commercial zoning categories that are less intensive than CG, but still conforming to the Neighborhood Commercial (NC) land use designation, would be more appropriate at this location. For these reasons, staff finds the request for CG zoning not appropriate for this site.

Staff Recommendation

Denial.

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**

If approved:

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: ROLLINGSTONE, INC.

CONTACT: JOHN R. HAMILTON ENTERPRISES, INC., 3945 PEBBLE CREEK AVENUE,
LAS VEGAS, NV 89147