

08/03/22 BCC AGENDA SHEET

INDUSTRIAL DEVELOPMENT
(TITLE 30)

LINCOLN RD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0330-ZEP INVESTMENT GROUP, INC.:

ZONE CHANGE to reclassify 1.4 acres from an R-2 (Medium Density Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development.

Generally located on the west side of Lincoln Road and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-710-040

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Industrial development

Request

This request is for a conforming zone boundary amendment with no specific development plans. A future land use application for industrial development will be submitted at a later date. The project site has frontage along Lincoln Road a local street.

Applicant's Justification

The applicant states this project site is master planned Business Employment which contemplates M-D zoning. The properties to the south are zoned R-2. The properties to the north, west, and a portion of the eastern side are zoned R-E. An M-D property is on the east side of Lincoln Road. The entire area north of Cartier Avenue is master planned for Business Employment. The properties to the south across Cartier Avenue are zoned R-2 and the properties to the west are R-E and developed single family residential. The zone change conforms to the Master Plan and is appropriate and compatible for this area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0135-02	Reduced width of a private street	Approved by PC	March 2002
TM-0033-02	13 lot single family development	Approved by PC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-E	Single family residential
South	Business Employment	R-2	Single family residential
East	Business Employment	M-D & R-E	Distribution center & place of worship

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This is a request for a conforming zone change and staff finds the application is compatible with the Master Plan and parts of the surrounding area. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with Goal SM 5.1 of the Master Plan by providing an employment base near residents within Sunrise Manor. Staff finds the request should have minimal to no impact on the surrounding area and land uses and therefore recommends approval.

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:**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

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; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: HECTOR ZEPEDA

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