

08/03/22 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

RYAN AVE/YAMASHITA ST
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0344-OVERTON POWER DISTRICT #5:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) and a C-1 (Local Business) Zone to a P-F (Public Facility) Zone for public utilities.

Generally located on the west side of Yamashita Street and the north side of Ryan Avenue within Moapa Valley (description on file). MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:
070-11-801-013

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Acreage: 5
- Project Type: Public utilities

Site Plan

The site is a 5 acre parcel located on the west side of Yamashita Street and the north side of Ryan Avenue. The request is to reclassify the subject parcel from R-E and C-1 zoning to P-F zoning. Currently, no plans are proposed for this conforming zone boundary amendment request.

Applicant's Justification

The site is owned by the Overton Power District. Reclassifying the site from R-E and C-1 zoning to P-F zoning is appropriate for the owner since the Overton Power District is a public utility company.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-22-900305	Initiated a zone boundary amendment for APN 070-11-801-013 to reclassify the parcel from R-E and C-1 zoning to P-F zoning for the Overton Power District	BCC Staff Directed	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Use	M-1	Industrial complexes with outside storage
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
East	Neighborhood Commercial & Corridor Mixed-Use	R-E & C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff finds that the applicant's request is appropriate for the site and has a potential to benefit the surrounding area since the request is to reclassify the site to P-F zoning (Public Facility). Staff supports 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:**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, including applications for extensions of time, 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;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- No comment.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT