07/03/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone.

Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

RELATED INFORMATION:

APN:
176-19-101-011 through 176-19-101-013

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.5

Applicant's Justification
The request for Commercial General (CG) zoning is to allow commercial use of the property to establish convenience store with gasoline station and vehicle wash, restaurants with drive-thru and restaurant (tavern) on the subject site. The intended uses will support the residential development to the south by providing needed commercial services using public transit, personal vehicles, and foot. Additionally, the transition of commercial to residential development will provide a buffer to the busy Blue Diamond Road.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & H-2	Undeveloped & single-family residential
South	Public Use & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0120	A request to vacate and abandon easements is a companion item on this agenda.
UC-24-0121	A use permit for a retail center consisting of convenience store with gasoline, drive-thru restaurant, and restaurant (tavern) is a companion item on this agenda.
TM-24-500031	A tentative map for 1 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 Neighborhood Commercial (NC). This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) Zone is established to accommodate traditional commercial uses. The CG zone is considered a conforming zone within the NC land use designation while the current zone, H-2 is non-conforming. The developed areas to the south of the subject property are zoned RS3.3. Rezoning the subject property to CG will be consistent with the intent of Master Plan Goal 1.6.3 encouraging supporting opportunities for local economic development. For these reasons, staff finds the request for the CG 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 that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS: 3 cards
PROTESTS: 3 cards

COUNTY COMMISSION ACTION: May 22, 2024 – HELD – To 06/05/24 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – To 07/03/24 – per the applicant.

APPLICANT: BOAM BFR, LLC
CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135