

10/20/21 BCC AGENDA SHEET

FUTURE DEVELOPMENT  
(TITLE 30)

KARMS PARK CT/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400136 (ZC-20-0321)-PROJECT MINT REHAB, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac on 2.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley. MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-35-801-006

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Future light manufacturing development

Request

ZC-20-0321 was approved for M-D zoning, subject to no resolution of intent, for future development. Public Works conditions were included with the approval. A subsequent application ZC-21-0039 for a distribution center and parking lot expansion was approved for this site, as well as the surrounding area in March 2021. A condition of approval for ZC-21-0039 regarding dedication of Karms Park Court is in conflict with the above listed condition of approval for ZC-20-0321. The site has frontage along Karms Park Court to the east and is over 600 feet north of Sunset Road.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0321:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

- Applicant is advised a land use application must be approved prior to establishing any use on the property.

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac;
- 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.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to 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.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that this request is needed because in March 2021, the property was included in a larger design review, which yielded conflicting conditions of approval. Applications ZC-20-0231 and ZC-21-0039 have 2 conditions that differ in the required dedication width.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-21-0039	Reclassified 2.5 acres from R-E to M-D zoning for a distribution center and parking lot expansion	Approved by BCC	March 2021
ZC-20-0321	Reclassified 2.5 acres from R-E to M-D zoning for a future light manufacturing development	Approved by BCC	September 2020

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse building (Creel Printing)

#### **STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to not dedicate 30 feet for Karms Park Court with a portion of a cul-de-sac since 40 feet of the overall 60 feet has already been dedicated and improved.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Public Works - Development Review**

- Right-of-way dedication to include 20 feet for Karms Park Court, and associated spandrel.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:****PROTEST:**

**APPLICANT:** PROJECT MINT REHAB, LLC

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