FUTURE COMMERCIAL/RETAIL       SILVERADO RANCH BLVD/MARYLAND PKWY
DEVELOPMENT
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-0633-17 – BENATAR FLORENCE TRUST:

ZONE CHANGE to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a future commercial/retail center.

Generally located on the northeast corner of Silverado Ranch Boulevard and Maryland Parkway within Paradise (description on file). SS/mk/ja (For possible action)

RELATED INFORMATION:

APN;
177-23-401-003

LAND USE PLAN:
WINCHESTER/PARADISE – COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 3.8
• Project Type: Reclassification without development plans

Site Plan
This request is for a conforming zone change to reclassify the subject site from R-E to C-1 zone for a future commercial/retail center with no development plans. The applicant is working on the design of the center and plans to submit a design review in the near future. Full street improvements exist along Maryland Parkway and Silverado Ranch Boulevard.

Applicant’s Justification
The applicant states that the proposed zoning is consistent with the surrounding properties. In addition, the applicant states that they are in the process of planning and designing the site, and will submit a design review in the near future.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family residential development</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Shopping center</td>
</tr>
</tbody>
</table>
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<tbody>
<tr>
<td>East</td>
<td>Commercial Neighborhood</td>
<td>C-1 &amp; RUD</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
</tbody>
</table>

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tr>
<td>VS-0634-17</td>
<td>Vacation of patent easements on the subject parcel is a companion item on this agenda.</td>
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**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**
The request is in conformance with the Winchester/Paradise Land Use Plan which designates this property and the adjacent properties as Commercial Neighborhood. Staff finds that the requested zoning is consistent with adjacent properties and compatible with the nearby commercial/retail developed and undeveloped parcels located on the south, east, and west sides of the subject parcel. Since the request is without plans, a design review as public hearing is required to ensure that the adjacent neighbors are notified about the future development on the site. Additionally, to make sure the future development complies with Urban Specific Policy 61 which states that when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented.

**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 Comprehensive 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;
- Design review as a public hearing for future development plan.

**Public Works – Development Review**
- Drainage study and compliance with future development;
- No access to Gary Avenue;
- Traffic study and compliance with future development;
- Full off-site improvements with future development;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts with future development, including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- Right-of-way dedication to include 24 feet to 30 feet for Gary Avenue, or as otherwise needed to match new improvements with existing improvements on the east and west sides of the project.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that a Point of Connection (POC) request must be completed prior to submittal of civil improvement plans; and that instruction may be found on the CCWRD website.

**TAB/CAC:** Paradise – approval.
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** America First Federal Credit Union
**CONTACT:** Anderson Wahlen & Associates, J, 2010 N. Redwood Road, Salt Lake City, UT 84116