MUD OVERLAY DISTRICT REMOVAL
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST:
TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:

HOLDOVER TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action)

RELATED INFORMATION:

APN:
176-23-201-010; 176-23-201-015; 176-23-201-018

BACKGROUND:

Project Description
The applicant has requested that the MUD-3 Overlay District designation be removed from Assessor Parcel Numbers: 176-23-201-010, 015, and 018. The applicant is proposing to construct a shopping center on the subject properties, and during negotiations with neighbors in the area, the developer agreed to remove the Mixed Use Overlay Designation on the properties in order to eliminate the possibility of the properties being developed as a mixed use project.

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 removal of the Mixed Use Overlay designation from the subject parcels will not be detrimental for the development of a shopping center and will have no negative impacts on the surrounding area. Therefore, staff can support the request.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.
PLANNING COMMISSION ACTION: May 7, 2019 – APPROVED – Vote: Unanimous
Absent: Morley

TAB/CAC: Enterprise - approval.
APPROVALS: 8 cards
PROTESTS: 3 cards

PLANNING COMMISSION ACTION: April 16, 2019 – HELD – To 05/07/19 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2019 – HELD – To 06/19/19 – per the applicant.

APPLICANT: MATT STONE
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3 STE 577, LAS VEGAS, NV 89134