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CLARK COUNTY
WASHINGTON



COMMUNITY PLANNING

STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Jose Alvarez

DATE: April 29, 2014

SUBJECT: CPZ2014-00003 NE 10th Ave

PROPOSED ACTION:

The applicant requests the Comprehensive Plan designation be amended from Rural (R-5) with Industrial Urban Reserve Overlay (UR-20) to Rural Commercial (CR) with implementing zoning designations of CR-1 on four parcels totaling approximately 20 acres.

BACKGROUND:

In 2013 the property owners of approximately 15 acres submitted a request to amend the Comprehensive Plan designation and zoning from R-5 with Industrial Urban Reserve Overlay (UR-20) to CR-1. The Planning Commission made a recommendation to the Board of County Commissioners to expand the request to include the abutting 20 acres to the north and approve the proposed amendment. The Board of County Commissioners approved the original request for the 15 acre property and requested that the northern 20 acre be considered as a docket item in 2014 citing concerns of a lack of environmental review. An environmental checklist was prepared and a Determination of Non-Significance was issued.

The site is located approximately 700 ft. north of the NW corner of the intersection of NE 10th Ave. and SR-502.

GENERAL INFORMATION:

Parcel Numbers: 216895000; 216948000; 216954000; 216955000; 216972000

Location: NW intersection of NE 10th Ave. and SR-502

Area: 20 acres

Owner(s): Carlos Benavidez;
James and Leslie Currie; and