



BOULDER CITY
CITY COUNCIL

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MATT FOX
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STEVE WALTON



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

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ACTING CITY MANAGER:
MICHAEL MAYS, AICP

CITY ATTORNEY:
BRITTANY LEE WALKER, ESQ

CITY CLERK:
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:
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ACTING PUBLIC WORKS DIRECTOR:
JIM KEANE, PE

UTILITIES DIRECTOR:
JOSEPH STUBITZ, PE

POLICE CHIEF:
TIM SHEA

ACTING FIRE CHIEF:
GREG CHESSER, CFO

FINANCE DIRECTOR:
CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:
JULIE CALLOWAY, CPRP

City Council Meeting

May 14, 2024

Item No. 6

Staff Report

TO: Michael Mays, Acting City Manager

FROM: Nakeisha Lyon, City Planner

DATE: May 14, 2024

SUBJECT:

Introduction of Bill No. 2054, an ordinance of the City of Boulder City, Nevada to amend the Zoning Map to change the zoning of approximately 0.17 acres located at 550 Avenue G, Lot 39, Block 21 of the Boulder City subdivision as per Map in File 300, page 460 of the Plat Book from R3, Multiple-Family Residential to C1, Neighborhood Commercial (AM-24-374)

Business Impact Statement:

As per NRS 237.060.2(c), the requirements for a business impact statement do not apply to master plan and zoning matters (NRS Chapter 278).

Action Requested:

That the City Council introduce the bill and waive reading except for title.

Overview:

- The property owner has requested to amend the Master Plan and Zoning Map to designate the appropriate future land use and zoning for a future office to be located at 550 Avenue G.
- On April 17, 2024, the Planning Commission recommended approval of zoning application.

Background Information:

Applicant: Paul Waalkes, Jr, Quality Construction Managers, LLC

Property Owner: Boulder Dam Credit Union

Assessor's Parcel No.: 186-09-110-165

Overlay Districts: The subject property is located within the Central Business District (CBD). Supplemental standards for uses, parking, and landscaping may be applicable as denoted in Title 11, The Zoning Ordinance of Boulder City.

The subject property is located within the Historic District. The existing single family dwelling has been deemed a contributing structure per the Architectural Resource Assessment (ARA) completed on March 16, 2020. The applicant has denoted that changes made to the existing structure are internal only, and therefore, do not require a Certificate of Appropriateness (COA). Any exterior changes to the structure may be subject to review by the Historic Preservation Commission (HPC) per Title 11, Chapter 27.

Master Plan Future Land Use Map Designation	Current:	MDR, Medium Density Residential
	Proposed:	MU-CO, Mixed Use Commercial/Office
Zoning Map Districts	Current:	R3, Multiple-Family Residential
	Proposed:	C1, Neighborhood Commercial

Description of Request: The Community Development Department received the above mentioned application requesting to amend the denoted designation to allow for the existing residence on the subject property to be converted to an office.

As the use of “Business and Professional Offices” is not permitted in the current zoning designation applicable to the subject property, the applicant is requesting to change this designation to allow for said use.

Zoning Map Amendment:

Chapter 33 of the Boulder City Zoning Ordinance, Title 11 Requirements provides the applicable standards and procedures for zoning map and text amendments.

As denoted in 11-33-9, in order to amend this Title, the following findings must be made by the City Council:

A. That the proposed amendment is in general conformance with the adopted Comprehensive Plan for the City.

As a component of this application, a Master Plan Future Land Use Map Amendment has been submitted as denoted above and is required to address general conformance with the adopted Comprehensive Plan.

B. That the proposed amendment promotes the health, safety, morals or the general welfare of the City.

In determining the above stated, the deliberating body shall, but is not limited to, considering the following factors:

Present land use: The subject property has an existing single family residence.

Present zoning in adjacent areas: The subject property is surrounded by and located within city limits with C1, Neighborhood Commercial and R3, Multiple-Family Residential zoned properties to the northwest and southwest, respectively. The property to the south is zoned R3, Multiple-Family Residential. The Boulder Dam (Federal) Credit Union owns these properties. Public right of ways are adjacent to the subject property to the north and east.

Impact on utilities: No impacts are anticipated.

Noise: No impacts are anticipated.

Drainage: Please see the required drainage report from the City Engineer (Attachment 3).

Character of existing neighborhoods: No impact on the existing neighborhood character. The proposed zoning is consistent with the surrounding area.

Planning Commission Action: On April 17, 2024, the Planning Commission recommended approval of the request, with the 5 members present voting unanimously in favor. Minutes will be provided with the subsequent staff report for the public hearing.

Financial:

No fiscal impact on the city.

Boulder City Strategic Plan Goal:

Goal C: Manage Growth and Development

Department Recommendation: The Community Development Department staff respectfully requests that the City Council introduce Bill No. 2054 and waive the reading except for title regarding the proposed Zoning Map amendment.

Attachments:

1. Bill
2. Rezoning Exhibit Map
3. Drainage Report