

6. 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)



BOULDER CITY  
CITY COUNCIL

MAYOR  
JOE HARDY

COUNCIL MEMBERS:  
COKIE BOOTH  
MATT FOX  
SHERRI JORGENSEN  
STEVE WALTON



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

MAILING ADDRESS:  
401 CALIFORNIA AVENUE  
BOULDER CITY, NV 89005

WEBPAGE:  
[WWW.BCNV.ORG](http://WWW.BCNV.ORG)



ACTING CITY MANAGER:  
MICHAEL MAYS, AICP

CITY ATTORNEY:  
BRITTANY LEE WALKER, ESQ

CITY CLERK:  
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:  
MICHAEL MAYS, AICP

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.

<b>Master Plan Future Land Use Map Designation</b>	Current:	MDR, Medium Density Residential
	Proposed:	MU-CO, Mixed Use Commercial/Office
<b>Zoning Map Districts</b>	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

ORDINANCE NO. ----

AN ORDINANCE OF THE CITY OF BOULDER CITY, NEVADA, TO AMEND THE ZONING MAP TO CHANGE THE ZONING FOR APPROXIMATELY 0.17 ACRES LOCATED AT 550 AVENUE G, LOT 29, BLOCK 21 OF THE BOULDER CITY SUBDIVISION AS PER MAP IN FILE 300, PAGE 460 OF PLAT BOOK FROM R3, MULTIPLE-FAMILY RESIDENTIAL TO C1, NEIGHBORHOOD COMMERCIAL (AM-24-374)

The City Council of Boulder City do ordain:

Section 1. That Boulder City, Nevada ("City") does by this Ordinance hereby amend the Zoning Map to change the zoning of 550 Avenue G from R3, Multiple-Family Residential, to C1, Neighborhood Commercial, as shown on the attached map in Exhibit A. The subject property consists of Assessor Parcel Nos. 186-09-110-165. Zoning designations shall extend to centerlines of abutting rights-of-way as applicable.

Section 2. FINDING. That the City Council finds that the proposed amendment is in general conformance with the adopted Master Plan and promotes the health, safety, morals or general welfare of the City.

Section 3. VALIDITY. Each section and each provision or requirement of any section of this ordinance shall be considered separable and the invalidity of any portion shall not affect the validity or enforceability of any other portion.

Section 4. PUBLICATION. The City Clerk shall cause this Ordinance to be published in summary on XXXXX, the \_\_\_\_\_ day of \_\_\_\_\_ 2024, in the *Las Vegas Review-Journal*, a daily newspaper, published in Las Vegas, Nevada.

Section 5. EFFECTIVE. This Ordinance shall become effective, after its approval and publication, on the \_\_\_\_ day of \_\_\_\_\_ 2024.

APPROVED:

ATTEST:

\_\_\_\_\_  
Joe Hardy, Mayor

\_\_\_\_\_  
Tami McKay, City Clerk

The foregoing Ordinance was first proposed and read by title to the City Council on the 14th day of May, 2024, which was a regular meeting; thereafter, on the 28th day of May, 2024, a public hearing and regular meeting were held and the proposed Ordinance was adopted by the following vote:

VOTING AYE: \_\_\_\_\_

VOTING NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

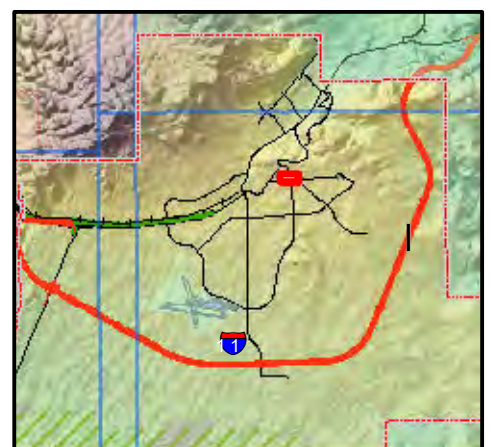
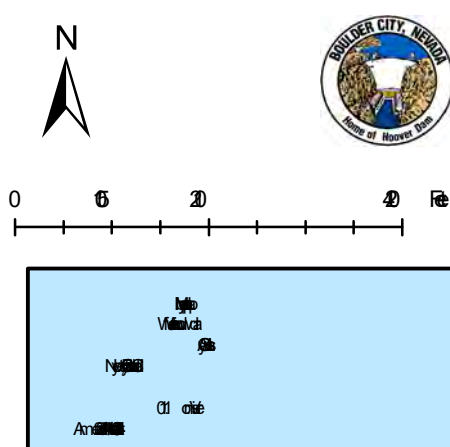
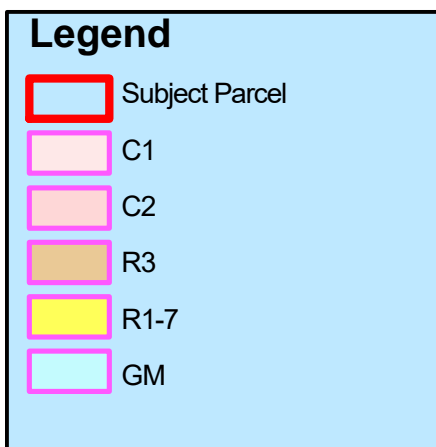
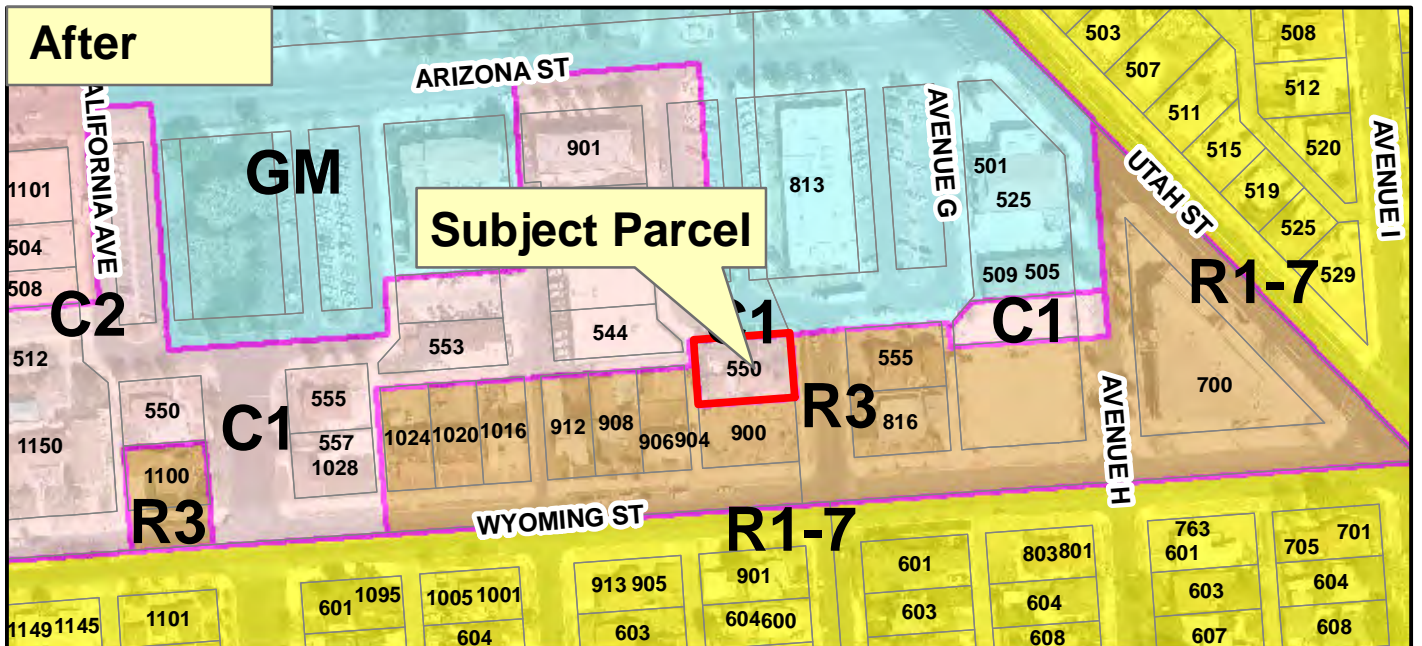
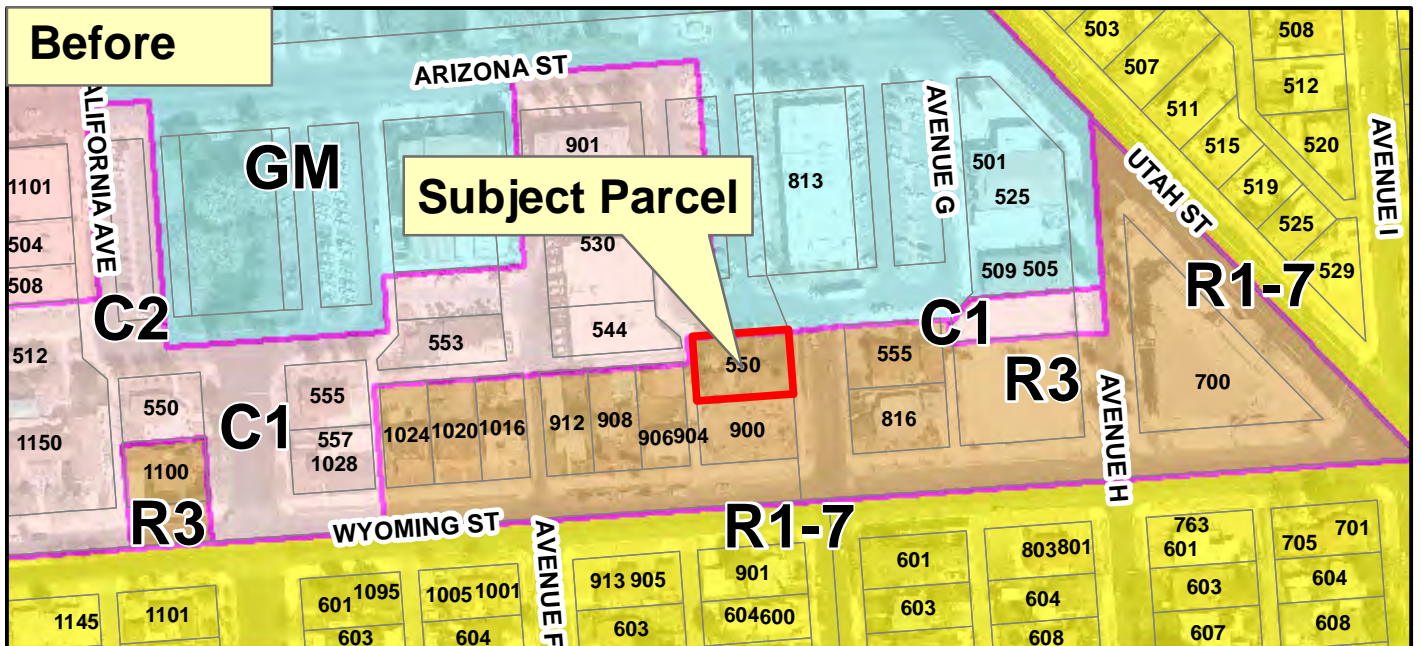
APPROVED:

ATTEST:

\_\_\_\_\_  
Joe Hardy, Mayor

\_\_\_\_\_  
Tami McKay, City Clerk

# Rezoning Exhibit Map 550 Ave G



Rezoning  
Case No. AM-24-374  
550 Avenue G  
April 2, 2024

Drainage

The following report is based on the site area and limited information received on March 28, 2024.

- 550 Avenue G
  - APN 186-09-110-165

DRAINAGE

The FEMA FIRM Panel for this site, Map No. 32003C2980 E list the site as Zone X. Zone X is the designation for land determined to be outside the 100-year flood plain. The existing drainage of the area is generally to the east and then south along Avenue G. This property is not identified in the 2022 Boulder City Flood Control Master Plan Update. This is a currently developed lot located on fully developed streets. The streets in the area are the drainage collection system conveying storm runoff to the south toward Wyoming Street. Any future modifications to the property should be designed to perpetuate the existing drainage in the area insuring not to increase runoff or cause any negative impacts to surrounding properties and downstream areas.