

11/08/23 BCC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

GOWAN RD/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700022-RMR GOWAN, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres.

Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-08-701-009

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7

Applicant's Justification

The applicant states the request for Industrial Employment (IE) is compatible with the surrounding area since the area is predominantly planned for Business Employment (BE) uses and not for residential uses. Furthermore, improvements in the area will allow westerly access to Las Vegas Boulevard North via Gowan Road; therefore, making the site more appropriate for IE uses. Additionally, IE is consistent with the Nellis Air Force Base Environs designated for the area. The proposed amendment will not adversely impact any service providers.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0473-08	Modifications to an approved automobile maintenance facility - expired	Approved by PC	June 2008
ZC-0163-08	Reclassified the site to M-D zoning for an automobile maintenance facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Mini-warehouse facility
South	Business Employment	R-E	Manufactured home park
East	Business Employment	C-1	Convenience store
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0477	A zone change to reclassify the site from M-D to M-1 zoning with waivers and a design review for outside contractor storage yards is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

Analysis**Comprehensive Planning**

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request to redesignate the site to Industrial Employment (IE) to be too intense for, and not compatible with, the surrounding area. IE is the most intense industrial land use category in the Master Plan, and designating the site as such would adversely impact the existing residential uses in the area. The site is immediately adjacent to an existing residential manufactured home park to the south and is abutting an existing R-3 zoned multiple family residential development to the west across Lamont Street. The request to IE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses, or Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area; therefore, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: October 3, 2023 – ADOPTED – Vote: Unanimous
Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 4 cards

PROTEST:

PLANNING COMMISSION ACTION: September 19, 2023 – HELD – To 10/03/23 – per the applicant.

APPLICANT: RMR GOWAN, LLC

CONTACT: GEORGE GARCIA, G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR LAND USE PLAN MAP
OF THE CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on October 3, 2023, the Clark County Planning Commission adopted an amendment to the Sunrise Manor Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on November 8, 2023, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-23-700022 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-08-701-009 from Business Employment (BE) to Industrial Employment (IE). Generally located on the southeast corner of Gowan Road and Lamont Street.

PASSED, APPROVED, AND ADOPTED this 8th day of November, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK