

PLAN AMENDMENT
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700021-JSL ARIZONA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres.

Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:
140-05-703-004

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 4365 N. Nellis Boulevard
- Site Acreage: 5.2

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Walmart on the property to the east and associated rezoning of the property to M-D demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. The site's location near 2 major arterial streets (Nellis Boulevard & Craig Road) makes the site ideal for Business Employment (BE) uses. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-15-0521	Reduce the separation of a gas station from a residential use - expired	Approved by PC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Convenience store with gas pumps, motel, & tavern
South	Urban Neighborhood	R-4	Multiple family residential
East	Corridor Mixed-Use	M-D	Vacant commercial building & restaurant with drive-thru
West	Urban Neighborhood	RUD	Single family residential

Related Applications

Application Number	Request
ZC-23-0450	A zone change from C-2 to M-D zoning with a waiver and design reviews 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 Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the Business Employment (BE) land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large area (approximately 20 acres) was recently rezoned from C-2 to M-D zoning (NZC-22-0592) on the abutting parcels to the east. A number of C-2 zoned properties in the area, including the subject site and a parcel 700 feet to the south, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. The BE designation would also be compatible with Nellis Air Force Base considering the proximity of the site to the base. A drainage channel and power line corridor separate the site from the commercial properties to the north, and with proper design considerations and buffering, BE can be appropriate adjacent to the RUD zoned development to the west and the R-4 zoned development to the south. The request complies with Policy SM-1.3 of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment, and Policy SM-5.1 which encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES**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 - approval.

APPROVALS:

PROTEST:

APPLICANT: LAPOUR MANAGEMENT GROUP

CONTACT: LIZ OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on September 19, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-23-700021 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-05-703-004 from Corridor Mixed-Use (CM) to Business Employment (BE). Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road.

PASSED, APPROVED, AND ADOPTED this 19th day of September, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY