

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700008-RCIP, LLC SERIES X:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres.

Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

140-20-701-018

EXISTING LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.04
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states there will be no substantial adverse impacts to public facilities and services in the area as a result of the proposed change in land use category to Urban Neighborhood (UN). Furthermore, the applicant states the proposed change will be harmonious and compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0079-14	Reclassified the site from R-3 to C-1 zoning for a restaurant - expired	Approved by BCC	April 2014
NZC-0543-08	Reclassified the site from R-3 to C-1 zoning for a retail center - expired	Approved by BCC	August 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0930-06	Reduced the front setback and open space requirements for a single-family residential subdivision - expired	Approved by BCC	September 2006
TM-0288-06	14 lot single-family residential subdivision - expired	Approved by BCC	September 2006
ZC-0864-05	Reclassified the site from R-E and R-2 zoning to R-3 zoning for a single-family residential subdivision	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	PF	Monaco Middle School
South	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped

Related Applications

Application Number	Request
ZC-24-0217	A zone change to reclassify the site from RM18 to RM32 is a companion item on this agenda.
WS-24-0218	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Plan Amendment

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change to the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. The adjacent property to the south is zoned RM32 which allows up to 32 dwelling units per acre; and therefore, would be conforming to the UN land use category. The adjacent parcel to the north and west is owned by the Clark County School District (CCSD), and currently consists of a private drive leading to Monaco Middle School and undeveloped portions of the parcel. Staff finds the UN land use category will not adversely impact the CCSD property. Furthermore, the site is located adjacent to a 100 foot wide arterial street (Nellis Boulevard), where higher density multiple family residential projects can be accommodated. The request complies with Policy 1.1.2 of the Master Plan which encourages concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services; and Policy 6.2.1 which promotes ensuring that the intensity of new development is compatible with established neighborhoods. Furthermore, the request complies with Policy 5.3.3 of the Master Plan which promotes supporting the strategies resulting from the Nellis Complex Compatible Use Plan (CUP), where within the CUP, Strategy HA-1 points out the lack of housing for military personnel on Nellis Air Force Base (AFB) and the need for increased housing near Nellis AFB. For these reasons, staff finds the request for the UN land use category is appropriate for this location.

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 **August 21, 2024 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 1 card

PROTEST:

PLANNING COMMISSION ACTION: July 2, 2024 – HELD – To 07/16/24 – per the applicant.

APPLICANT: RCIP, LLC SERIES X

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180-211, LAS VEGAS, NV 89131

**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 July 16, 2024, 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-24-700008 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-20-701-018 from Compact Neighborhood (CN) to Urban Neighborhood (UN). Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane.

PASSED, APPROVED, AND ADOPTED this 16th day of July, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____

TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL

EXECUTIVE SECRETARY