

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0304-SUNRISE 96C, LLC:

ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

RELATED INFORMATION:

APN:

162-23-604-013

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.37
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the subject site was originally rezoned to C-2 (now CG) zone for a convenience store and gasoline station. The applicant is now rezoning the site for a multi-family residential development. The applicant indicates that there are lower density apartment and multi-family residential developments to east across Eastern Avenue and similarly zone senior house apartments to the west. In addition, the area surrounding the subject site is zoned commercial and can serve the residential uses permitted on the subject site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive - recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted a congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increase maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a Pre-K and Kindergarten school in conjunction with an existing private school – expired	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
PA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use categories to Urban Neighborhood (UN) is a companion item on this agenda.
DR-24-0305	A modification and expansion to a previously approved multi-family residential development is a companion item on this agenda.
VS-24-0306	A request to vacate and abandon pedestrian access easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are several other RM zoned properties to the west and east of the site and in the surrounding area. Staff also finds that the requested RM32 Zone would be similar to the associated parcel to the west and that the RM32 Zone would allow for the subject site to be better integrated into the companion site. In addition, the subject site is adjacent to several bus lines and arterial and collector roads in the area. The surrounding area also contains several commercially zoned properties, which can serve the retail and service needs of any residential uses on the subject site. Staff also finds that the proposed modifications and expansion of the approved multi-family residential development on this site support Policies 1.1.2, 1.3.1, and 1.3.2, which encourage a variety of housing types within neighborhoods while integrating common design elements and placing housing along transit lines. For these reasons, staff finds the request for the RM32 Zone is appropriate for this location and can support this zone change.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024, at 9:00 a.m., unless otherwise announced.

If this request is approved, 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.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE 96C, LLC

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