

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700014-SUNRISE 96C, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres.

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

RELATED INFORMATION:

APN:

162-23-604-012; 162-23-604-013

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

WINCHESTER/PARADISE - PUBLIC USE

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Channel 10 Drive
- Site Acreage: 5.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the area has a mix of various projects and densities from apartments to condominium settings. The subject site was originally rezoned to C-2 (now CG) zone for a convenience store and gasoline station in conjunction with the approved multi-family project to the west and the south. The applicant is now rezoning a portion of the site for a multi-family residential development. Approving this plan amendment allows the overall development to match the southern parcel and be incorporated into the overall project. That parcel is included in the master plan amendment to have the zoning and land use match.

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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 & RM16	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone is a companion item on this agenda.

Related Applications

Application Number	Request
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 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 Public Use (PU) and Neighborhood Commercial (NC) 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 multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. There are several other multi-family residential developments to the west and east of the site and in the surrounding area. Staff also finds that the requested UN land use category would be similar to the associated parcel to the west. The surrounding area contains several commercially zoned properties, which can serve the retail and service needs of any residential uses on the subject site. Furthermore, the site is located adjacent to a 100 foot wide arterial street (Eastern Avenue), where higher density multi-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. The request for UN land use complies with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the UN land use category 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 September 4, 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**

- 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: Paradise - approval.

APPROVALS:**PROTEST:**

APPLICANT: SUNRISE 96C, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3 SUITE 577, LAS VEGAS, NV 89134

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE WINCHESTER/PARADISE COUNTY 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 August 6, 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 Winchester/Paradise Land Use Plan Map by:

PA-24-700014 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN's 162-23-604-012 and 162-23-604-013 from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN). Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise.

PASSED, APPROVED, AND ADOPTED this 6th day of August, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY