

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:**

**ZONE CHANGE** to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action)

RELATED INFORMATION:

**APN:**

140-19-302-011

**LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Existing Land Use: Neighborhood commercial

Applicant's Justification

The request for Commercial General (CG) zoning is to allow commercial use of the property to establish vehicle sales and rentals, vehicle maintenance and repair, a paint and body shop, and a non-public vehicle wash facility on the subject site. The contiguous general business district, which includes 2 auto parts stores, retail gas stations, and a smog check service, will be compatible with the proposed uses. No existing uses within the adjacent general business district provide automobile servicing and repair services; therefore, this project will be an asset to the district.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG	Retail & undeveloped
South	Neighborhood Commercial	CG	Mini-warehouse
East	Neighborhood Commercial and Compact Neighborhood (up to 18 du/ac)	CG & RM18	Convenience store with gas station & smog check & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up 8 du/ac)	RS5.2	Manufactured home subdivision

## Related Applications

Application Number	Request
UC-24-0051	Use permits for vehicle paint/body shop and number of vehicles displayed, with waivers for wall height, pedestrian walkways, landscape islands, and driveway geometrics 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.

The existing land use in the Master Plan for the subject site is Neighborhood Commercial (NC). This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) Zone is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone is considered a conforming zone within the NC land use designation while the current zone, RS3.3 is non-conforming. The developed areas to the north, south, and east of the subject property are also zoned CG. Rezoning the subject property to CG will be consistent with the intent of Master Plan Policy SM-5.1 encouraging compatible development of businesses that provide an employment base near the residents of Sunrise Manor. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

#### Staff Recommendation

Approval.

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.

#### Comprehensive Planning

- No comment.

#### Public Works - Development Review

- No comment.

#### 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 #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MICHAEL LIVINGSTON

**CONTACT:** MICHAEL LIVINGSTON, 2851 HUBER HEIGHTS DRIVE, LAS VEGAS, NV  
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