

SHOPPING CENTER
(TITLE 30)

UPDATE
SAHARA AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0609-SAHARA PALM PLAZA, LLC:

ZONE CHANGE to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.

Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action)

RELATED INFORMATION:

APN:

163-09-518-002; 163-09-518-003; 163-09-518-005

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7865 - 7885 W. Sahara Avenue
- Site Acreage: 2.6
- Project Type: Existing shopping center without plans

Request

This request is for a zone boundary amendment with an existing 3 building commercial development (shopping center) on 3 parcels. The project site has frontage along Sahara Avenue, an arterial street, and Miller Lane, a local street.

Applicant's Justification

The applicant states there are no proposed design changes to the project site or to the buildings. Also, the project site is accessible from Sahara Avenue and Miller Lane via existing driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0276	Tattoo establishment	Approved by PC	June 2022
WS-22-0335	Waived animated signage	Approved by BCC	August 2022
UC-0250-17	Banquet facility	Approved by PC	May 2017
UC-0425-16	On-premises alcohol consumption	Approved by PC	August 2016
UC-0474-11	Alcohol sales	Approved by PC	December 2011
UC-1183-05	Service bar	Approved by PC	September 2005
UC-0966-05	Secondhand sales	Denied by PC	September 2005
WS-0697-05	Waivers for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner	Approved by PC	May 2005
ZC-0761-01	Reclassified to a C-1 zone for a shopping center/parking	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (City of Las Vegas)	(Office) O	Commercial/offices
South	Neighborhood Commercial	C-P	Office building
East	Neighborhood Commercial	C-P & C-1	Commercial
West	Neighborhood Commercial	C-2	Commercial

Related Application

Application Number	Request
PA-22-700004	Master Plan Amendment to change Land Use Designation from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Advanced Planning

Zone Change

The current uses on the site are a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Surrounding uses to west immediately along Sahara Avenue are already zoned C-2 with another use to the east across Buffalo Drive. Zoning is then more restrictive moving south, with C-1 then C-P Districts toward Laredo Street. Farther south across Laredo Street is an RNP. Across Sahara Avenue to the north is within the City of Las Vegas which is designated Corridor Mixed-Use in their recently adopted 2050 Master Plan.

The 3 parcels under review in this application do not include the southernmost parcel in this complex (APN 163-09-518-006) along Laredo Street which is currently zoned C-P.

The nearest Corridor Mixed-Use (CM) Land Use Category within the County is currently located directly across Buffalo Drive approximately 400 feet east of the project site along the south side of Sahara Avenue.

Staff believes this is a reasonable request as it continues a trend toward increased commercial intensities along this portion of Sahara Avenue from Buffalo Drive westward toward Durango Drive. C-2 zoning is located close to the site, both adjacent to the west and approximately 400 feet to the east across Buffalo Drive. Bus Rapid Transit (BRT) with dedicated lanes on both sides of Sahara Avenue also facilitates ease of access to the corridor. Staff finds the request to have no significant impact on the surrounding area and land uses; therefore, recommends approval.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: December 20, 2022 – APPROVED – Vote: Unanimous

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - denial.

APPROVALS: 1 card

PROTESTS: 2 cards, 1 letter

APPLICANT: ALEXANDER JAVAHERI

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