

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700027- RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

EXISTING LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.42
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that by changing the planned land use to a residential category will provide an opportunity for a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the vision of the Master Plan. In-fill development should support more varied housing options type, density, and price point that allow residents to remain in the neighborhood regardless of age, family structure, or income. Additionally, the Master Plan envisions that "Sunrise Manor, over time, through compatible in-fill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers." The current request acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of industrial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping center - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

Related Applications

Application Number	Request
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 zoning is a companion item on this agenda.
WS-24-0558	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500122	A 21 lot single-family residential subdivision map 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

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 from Neighborhood Commercial (NC) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood land use designation appropriate for this location. The subject site is adjacent to Sahara Avenue, which is an arterial street. The Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use category to be located along major streets and near existing services. Furthermore, Compact Neighborhood would be an appropriate transition between the IP zoned industrial business complex to the south and the RS5.2 zoned single-family residential subdivision to the north. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Compact Neighborhood 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 January 8, 2025 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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

**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 December 3, 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-24-700027 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 161-05-410-220 through 161-05-410-223; 161-05-410-236 through 161-05-410-237 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located on the north side of Sahara Avenue and the west side of Marion Street.

PASSED, APPROVED, AND ADOPTED this 3rd day of December, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____

TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL, EXECUTIVE SECRETARY