

10/03/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700025-BWNV, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:
140-07-702-002 & 140-07-702-003

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard N.
- Site Acreage: 7.7

Applicant's Justification

The applicant states that Las Vegas Boulevard North and Lamb Boulevard have transitioned over the past 15 years with a combination of commercial and design manufacturing office warehouse uses; however, very little development has occurred in recent years. The proposed change to Industrial Employment (IE) will diversify the economic base in conjunction with the existing Corridor Mixed-Use (CM) and Business Employment (BE) found in the area. The IE designation will provide for an increased mix of industrial uses that will help revitalize the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	RV park, trailer sales, motel, & tavern

Related Applications

Application Number	Request
ZC-23-0541	Zone change to reclassify the site from H-2 & M-D to M-1 zoning; use permits to allow vehicle (trailer) repair and sales in APZ-2; waiver of development standards for alternative street landscaping; and design reviews for an office/warehouse complex with outside storage, vehicle (trailer) repair and sales, and finished grade is a companion item on this agenda.
TM-23-500113	Tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager’s office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use designation appropriate for this location. There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use designation, located within 900 feet to the northeast, southeast, and southwest of the site. Although the adjacent property to the southwest is zoned H-2 and R-E with an existing RV Park, motel, and tavern, the adjacent site is owned by the same property owner as the subject property. IE is also appropriate for the site since the property is located within the Nellis Air Force Base flight path and in the APZ-2 Airport Environs Overlay District where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base. The request also complies with Policy SM-1.3 which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment.

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 November 8, 2023 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:**Clark County Water Reclamation District (CCWRD)**

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: BRENT CHILDRESS

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

**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 October 3, 2023, 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-23-700025 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APNs 140-07-702-002 & 140-07-702-003 from Business Employment (BE) to Industrial Employment (IE). Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY