

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:**

**ZONE CHANGE** to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-102-005

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3511 Boulder Highway
- Site Acreage: 2.5
- Existing Land Use: Office

Applicant's Justification

The applicant states the property has a Master Plan designation of Corridor Mixed-Use (CM). The H-2 zoning district no longer exists and the property requires a zone change. There is a small area zoned RS20 at the northeast corner of the property. The proposed zone change from H-2 and RS20 will be a conforming zone change. Office uses are permitted in the proposed Commercial General (CG) zoning district.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-2147-98	Office building addition	Approved by PC	February 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Storage & vacant retail

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South, East, & West	Corridor Mixed-Use	CG	Vehicle sales

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0562	A waiver of development standards to reduce parking, street landscaping, eliminate parking lot landscaping, reduce access gate setbacks, increase fence height, and allow an attached sidewalk to remain 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 current zone, H-2, is not a part of the newly adopted Title 30 and is being phased out as new development occurs, and appropriate zoning is applied based on the Master Plan land use categories. The Policy SM-1.1 of the Master Plan supports neighborhood revitalization of existing structures in Sunrise Manor. In addition, this request supports Policy SM-5.1 of the Master Plan which encourages this compatible office development and increasing the local employment base in Sunrise Manor. For these reasons, staff finds the request for the CG (Commercial General) zoning district 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.

**PRELIMINARY STAFF CONDITIONS:****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 the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JOHN CHAPMAN

**CONTACT:** JOHN CHAPMAN, NADEL ARCHITECTURE, 175 WARM SPRINGS ROAD,  
LAS VEGAS, NV 89119