

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:

ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development.

Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-07-403-003 ptn; 140-07-403-004 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3287 & 3305 N. Las Vegas Boulevard
- Site Acreage: A portion of a 3.91 acre site
- Existing Land Use: Commercial/industrial development

Request

This is a zone change request of the H-2 zoned portion of the site to IL zoning with no plans submitted. The H-2 zoned portion of the site is located on the front half of the 2 subject parcels that front along Las Vegas Boulevard North. The remaining rear portion of the site is currently zoned IL and will remain zoned IL. The site is currently developed primarily with automotive and industrial uses on the rear of the site, while the front of the site is developed with retail, office, restaurant, commercial, and some automotive uses. No changes are proposed to the site.

Applicant's Justification

The applicant states that the H-2 zoning district was recently eliminated with the new development code that went into effect on January 1, 2024. A zone change to IL is being requested to prevent future business license issues on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1478-06 (ET-0388-07)	First extension of time for indoor live entertainment in conjunction with a restaurant subject until December 7, 2012 to review - expired	Approved by PC	January 2008
UC-107-87 (ET-0213-07)	Fourth extension of time for an auto sales facility subject to removing the time limit	Approved by BCC	August 2007
UC-1478-06	Use permit for indoor live entertainment in conjunction with a restaurant subject to 1 year for review - expired	Approved by PC	December 2006
UC-1393-04	Use permit for indoor live entertainment in conjunction with a restaurant subject to 1 year for review - expired	Approved by PC	September 2004
UC-107-87 (ET-0181-02)	Third extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	August 2002
UC-107-87 (ET-0054-97)	Second extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	August 1997
UC-107-87 (ET-221-92)	First extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	September 1992
UC-107-87	Use permit for an auto sales facility subject to 5 years for review	Approved by BCC	July 1987
UC-61-79	Use permit for restaurants, bars, taverns, and upholstery shops	Approved by BCC	June 1979
UC-10-78	Use permit for a shopping center containing retail shops, offices, and automotive repair	Approved by BCC	March 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75)	Manufactured home park
South	Business Employment	CG (AE-75), RM18 (AE-75 & APZ-2)	Shopping center, convenience store with gas pumps & multi-family residential development
East	Business Employment	H-2 (AE-75)	Retail building
West	Business Employment	H-2 (AE-75)	Convenience store with gas pumps & retail building

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. As of January 1, 2024, H-2 zoning is no longer a listed

zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The request for Industrial Light (IL) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. Other properties also have a land use category of BE to the north, south, east, and west. Furthermore, the rear portion of the subject site is already zoned IL, and by reclassifying the H-2 zoned portion of the site to IL, will allow for a single uniform zoning across the entire property. The request complies with Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for IL zoning 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

- No comment.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: K. RICHARD JAMESON FAMILY TRUST

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