

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres.

Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3625 & 3675 Boulder Highway
- Site Acreage: 21.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that by changing the planned land use category to a residential category will provide for an opportunity to develop much needed new housing in the area and is in keeping with the existing land use pattern on the east side of US 95. Furthermore, development of this in-fill site is compatible and harmonious with adjacent uses as there are similar existing single family residential communities encompassing the general area. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 to C-2 zoning for a commercial development	Approved by BCC	October 2009

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel, motel, & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult entertainment establishment
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
ZC-24-0236	A zone change to reclassify the site from the RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-24-0237	A planned unit development for a 219 lot single-family detached residential development with development standard modifications is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map on 21.1 acres 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

Plan Amendment

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 Corridor Mixed-Use (CM) 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 category appropriate for this location. The subject site is adjacent to US 95 and Boulder Highway, which are both major transportation corridors. The Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use designation to be located along major streets and near existing services. 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 August 21, 2024 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 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)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:**

APPLICANT: AMY RENEE GRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR COUNTY 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 July 16, 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-24-700009 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007 from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor.

PASSED, APPROVED, AND ADOPTED this 16th day of July, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____

TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY