

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:

ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center.

Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-18-102-020

PROPOSED LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3112 Las Vegas Boulevard North
- Site Acreage: 1.58
- Existing Land Use: Commercial center

Request

This is a zone change request to CG zoning for a site that is currently developed as a commercial center. The site is 1.58 acres in size with access from Las Vegas Boulevard North.

Applicant's Justification

The applicant states the site has been operating as a commercial retail shopping center for several decades. Due to H-2 zoning no longer being a listed zoning category within the recently updated Title 30 Development Code, it is necessary to change the zoning for the site to Commercial General (CG) which is consistent with the existing uses on the property. The proposed CG zoning district is compatible with the surrounding area. No changes are being made to the existing site layout or existing uses with this request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-15	Allowed financial services, specified (check cashing and deferred deposit) uses on the site	Approved by PC	December 2015
VC-1262-97	Check cashing – expired	Approved by PC	August 1997
VC-1483-95	Second hand sales – expired	Approved by PC	October 1995
AC-57-76	Architectural supervision for a shopping center and convenience market	Approved by PC	October 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 & IP (AE-70)	Restaurant & elementary school
South	Business Employment	RM32 (AE-70)	Multi-family residential
East	Business Employment	IP (AE-70)	Undeveloped
West	City of North Las Vegas	C-2 & C-3 (AE-70)	Convenience store with gas pumps & pharmacy

Related Applications

Application Number	Request
PA-24-700010	A plan amendment to redesignate the site from Business Employment (BE) to Corridor Mixed-Use (CM) 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

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 2024, H-2 zoning is no longer a listed zoning district in Code and the conversion to an appropriate zoning district is encouraged by the County. The request for CG (Commercial General) is appropriate and compatible with the surrounding area. The site itself has been operating as a commercial center since 1977, where the request for CG zoning would be in line with and consistent with the existing uses on the site. Furthermore, to the northeast along Las Vegas Boulevard North, a number of similar commercial centers are also zoned CG. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and 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 CG zoning is appropriate for this location.

Staff Recommendation

Approval. 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 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:

APPROVALS:

PROTESTS:

APPLICANT: PECOS PLAZA LIMITED PARTNERSHIP

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