

PLAN AMENDMENT
(MASTER PLAN)

UPDATE
SAHARA AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-22-700004-SAHARA PALM PLAZA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres.

Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action)

RELATED INFORMATION:

APN:
163-09-518-002; 163-09-518-003; 163-09-518-005

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 7865 - 7885 W. Sahara Avenue
- Site Acreage: 2.6
- Project Type: Existing shopping center without plans

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) for an existing 3 building commercial development (shopping center) with no proposed development plans. The project site has frontage along Sahara Avenue, an arterial street, and Miller Lane, a local street.

Applicant's Justification

The applicant states there are no proposed design changes to the site or to the buildings. Also, the site is accessible from Sahara Avenue and Miller Lane via existing driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0276	Tattoo establishment	Approved by PC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0335	Waived animated signage	Approved by BCC	August 2022
UC-0250-17	Banquet facility	Approved by PC	May 2017
UC-0425-16	On-premises alcohol consumption	Approved by PC	August 2016
UC-0474-11	Alcohol sales	Approved by PC	December 2011
UC-1183-05	Service bar	Approved by PC	September 2005
UC-0966-05	Secondhand sales	Denied by PC	September 2005
WS-0697-05	Waivers for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner	Approved by PC	May 2005
ZC-0761-01	Reclassified to a C-1 zoning for a shopping center/parking	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (City of Las Vegas)	(Office) O	Commercial/offices
South	Neighborhood Commercial	C-P	Office building
East	Neighborhood Commercial	C-P & C-1	Commercial
West	Neighborhood Commercial	C-2	Commercial

Related Application

Application Number	Request
ZC-22-0609	A zone change to reclassify the site from C-1 to C-2 zoning for an existing shopping center 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

Advanced Planning

Applicable Master Plan Policies

Corridor Mixed-Use is identified in the Master Plan with the following applicable characteristics:

Primary Land Uses

- Mix of retail, restaurants, offices, service commercial, entertainment, and other professional services.

Characteristics

- Provides opportunities for moderate density mixed-use development that serves adjacent neighborhoods as well as the broader community.
- Reinvestment in or redevelopment of existing single use, auto-oriented centers is encouraged to diversify the mix and intensity of uses along major corridors over time.
- Mix and intensity of uses will vary by location.
- Concentrating on higher intensity uses and a vertical mix of uses near transit-stops is encouraged to support regional transit investments (transit-oriented development) and area-specific plans.

Plan Amendment

The current uses on the site and surrounding area are a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Surrounding uses to the west immediately along Sahara Avenue are already zoned C-2 with another use to the east across Buffalo Drive. Zoning is then more restrictive moving south, with C-1 then C-P districts toward Laredo Street. Farther south across Laredo Street is an RNP. Across Sahara Avenue to the north is within the City of Las Vegas which is designated Corridor Mixed-Use in their recently adopted 2050 Master Plan.

The 3 parcels under review in this application do not include the southernmost parcel in this complex (APN 163-09-518-006) along Laredo Street which is currently zoned C-P.

The nearest Corridor Mixed-Use (CM) within the County is currently located directly across Buffalo Drive approximately 400 feet east of the project site along the south side of Sahara Avenue.

Staff believes this is a reasonable request as it closely identifies with the Corridor Mixed-Use primary land uses and characteristics as identified in the Master Plan. It also continues a trend toward increased commercial intensities along this portion of Sahara Avenue from Buffalo Drive westward toward Durango Drive. C-2 zoning is located close to the site, both adjacent to the west, and approximately 400 feet to the east across Buffalo Drive. Bus Rapid Transit (BRT) with dedicated lanes on both sides of Sahara Avenue also facilitates ease of access to the corridor.

Staff finds the request for the Corridor Mixed-Use (CM) land use designation appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: December 20, 2022 – ADOPTED – Vote: Unanimous

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - denial.

APPROVALS: 1 card

PROTEST: 2 cards, 1 letter

APPLICANT: ALEXANDER JAVAHERI

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE CLARK COUNTY LAND USE MAP –
SPRING VALLEY OF THE
CLARK COUNTY MASTER PLAN**

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 Board of Commissioners (hereafter referred to as the Board) may adopt long-term master plans for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on December 20, 2022, the Clark County Planning Commission did adopt an amendment to the *Clark County Land Use Map – Spring Valley* of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on January 18, 2023, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners:
That the Board does adopt and amend the *Clark County Land Use Map – Spring Valley* by:

PA-22-700004 - Amending the *Clark County Land Use Map – Spring Valley* of the Clark County Master Plan APN 163-09-518-002, 163-09-518-003 and 163-09-518-005 from NC (Neighborhood Commercial) to CM (Corridor Mixed-Use). Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive.

PASSED, ADOPTED, AND APPROVED this 18th day of January, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK