

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0257-CITY OF LAS VEGAS:**

**HOLDOVER ZONE CHANGE** to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

## RELATED INFORMATION:

**APN:**

161-10-701-015 ptn

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:****Project Description**

## General Summary

- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification

The applicant states that the proposed zone change to RM32 is appropriate since the site will be buffered from the lower density residential in the area by the existing adjacent and abutting industrial and public facility zoned properties. The proposed zone change will not have adverse impacts on the surrounding community or existing infrastructure or services.

**Prior Land Use Requests**

| <b>Application Number</b>    | <b>Request</b>                                                                                                                   | <b>Action</b>   | <b>Date</b>    |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ADET-0779-12<br>(ZC-0429-09) | Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility | Approved by ZC  | September 2012 |
| VS-0462-10                   | Vacate and abandon a portion of right-of-way being Tree Line Drive                                                               | Approved by PC  | November 2010  |
| ZC-0429-09                   | Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility                                              | Approved by BCC | August 2009    |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                                                                     | <b>Action</b>   | <b>Date</b> |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| NZC-0096-04               | Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired                                     | Approved by BCC | May 2004    |
| NZC-0095-04               | Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired                                      | Approved by BCC | May 2004    |
| ZC-0814-03                | Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired      | Approved by BCC | June 2003   |
| ZC-0360-98                | Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired         | Approved by BCC | May 1998    |
| ZC-66-63                  | Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired | Approved by BCC | May 1963    |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                    |
|-------|----------------------------------|----------------------------------|---------------------------------------------|
| North | Business Employment              | IP, IL, & IH                     | Electric generation facility                |
| South | Public Use                       | PF                               | Solar power facility & undeveloped          |
| East  | Business Employment              | IP & IH                          | Automobile auction & recycling center       |
| West  | Public Use                       | PF                               | Las Vegas Wash & wastewater treatment plant |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                                                                 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| PA-26-700022              | A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda. |
| VS-26-0258                | A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.                                   |
| DR-26-0259                | A design review for a multi-family residential development on a portion of the site 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 request for RM32 zoning on the site is not compatible

with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (zoned IP, IL, & IH), a recycling center and an automobile auction facility to the east (zoned IP & IH), and a wastewater treatment plant to the west (zoned PF). Furthermore, the change from PF to RM32 zoning may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply 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. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 5, 2026** 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**

If approved:

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 13 cards**

**PLANNING COMMISSION ACTION:** June 16, 2026 – HELD – To 07/07/26 – per the applicant.

**APPLICANT:** FIXX DEVELOPMENT

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135