

PLAN AMENDMENT
(TITLE 30)

UPDATE
NELLIS BLVD/CHARLESTON BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres.

Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-04-103-003

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5

Applicant's Justification

The applicant states the request is compatible with the surrounding area since there are other higher density multiple family residential developments in the area and a large commercial center to the north. The adjacent property to the east and the abutting property to the southwest are already planned for Urban Neighborhood (UN) uses. Additionally, the UN designation is appropriate since the site is located near 2 major streets, Nellis Boulevard and Charleston Boulevard. 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
UC-0739-99	Off-premises advertising sign - expired	Approved by PC	July 1999
ZC-247-88	Reclassified the site from R-1 to C-2 zoning for a retail building - expired	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Public Use	P-F	Drainage channel & golf course
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Public Use	R-3	Multiple family residential & drainage channel

Related Applications

Application Number	Request
ZC-23-0309	A zone change to reclassify the site from R-1 to R-4 zoning, with a use permit, waivers of development standards, and design reviews 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**Comprehensive Planning**

The applicant requests a change from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location. There are a number of higher density multiple family residential developments in the area including the adjacent multiple family residential development to the east that is zoned R-4 and planned UN; the abutting multiple family residential development across Nellis Boulevard to the west that is zoned R-3 and planned Compact Neighborhood (CN); and the abutting multiple family residential development across Nellis Boulevard to the southwest that is zoned R-4 and planned UN. Furthermore, the adjacent drainage channel and golf course to the south will buffer the proposed UN designation on the subject site from the existing single family residential farther south. The Master Plan states that a main characteristic of the UN land use designation is having direct access to retail, offices, and commercial services. The proposed UN land use designation allows for higher density residential to be located adjacent to the C-2 zoned shopping center to the north; therefore, the request is consistent with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of, or adjacent to, new neighborhoods to minimize the need for longer vehicle trips. Additionally, 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. Currently, bus

route #115 operates along Nellis Boulevard and bus route #206 operates along Charleston Boulevard which provides access to such existing transit.

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 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: August 1, 2023 – ADOPTED – Vote: Unanimous
Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST: 1 card, 1 letter

APPLICANT: OVATION DESIGN AND DEVELOPMENT, INC.

CONTACT: JAN GOYER, OVATION DESIGN AND DEVELOPMENT INC., 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SPRING VALLEY 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 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) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on August 1, 2023, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on September 6, 2023, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Spring Valley Land Use Plan Map by:

PA-23-700016 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-09-412-027 from Compact Neighborhood (CN) to Urban Neighborhood (UN). Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive.

PASSED, APPROVED, AND ADOPTED this 6th day of September, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK