

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres.

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

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RELATED INFORMATION:

**APN:**

140-18-102-020

**EXISTING LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**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

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 Master Plan category for the site to Corridor Mixed-Use (CM) to allow for the site to be rezoned to CG which is a zoning category consistent with the existing uses on the property. The proposed CM land use category is compatible with the surrounding area and will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0729-15	Allowed financial services, specified (check cashing and deferred deposit) uses on the site	Approved by PC	December 2015

### Prior Land Use Requests

Application Number	Request	Action	Date
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
ZC-24-0241	A zone change to reclassify the site from H-2 to CG zoning 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 Admendment

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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional

services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The request for Corridor Mixed-Use (CM) is appropriate and compatible with the surrounding area. The site itself has been operating as a commercial center since 1977, where the request for the Corridor Mixed-Use (CM) land use category would be more 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 zoned CG, which is conforming to the Corridor Mixed-Use (CM) land use category. 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 the Corridor Mixed-Use (CM) land use category is 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PECOS PLAZA LIMITED PARTNERSHIP

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

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR 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-24-700010 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-18-102-020 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor.

**PASSED, APPROVED, AND ADOPTED this 16<sup>th</sup> day of July, 2024.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
TIMOTHY CASTELLO, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY