

03/21/23 PC AGENDA SHEET

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 acres.

Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 5
- Project Type: Outside storage yard with storage containers

Applicant's Justification

The applicant indicates that the existing outside storage uses and operations will remain. The applicant further states the proposed amendment is appropriate because outside storage is compatible with the character and condition of the area because there are other industrial uses in the area. The applicant states that the existing business, United Rentals, intends to remain in operation on the site and continue existing outside storage uses.

Prior Land Use Request

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Application

Application Number	Request
ZC-23-0026	A zone change to reclassify 5 acres from M-D to M-1 zoning 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

Industrial Employment is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Manufacturing and heavy industry.

Characteristics

- Provides opportunities for high-intensity industrial and manufacturing activities that are undesirable to adjacent land uses.
- Operations may include towers and the use of heavy equipment.
- Not suitable for pedestrian or bicycle access.

Plan Amendment

The current uses in the surrounding area to the west are warehouses, offices, service commercial, and other professional services. To the north and east are existing residential uses in conjunction with the Nellis Air Force Base. Policy 1.4.5 of the Master Plan aims to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed next to existing or planned residential neighborhoods. The site abuts a residential neighborhood within the Nellis Air Force Base and increasing the intensity of the land use designation from Business Employment to Industrial Employment could negatively impact buffers for impacts from the business employment uses or light industrial uses on the residential neighborhood. ZC-0008-98 was approved with a reduction to M-D zoning to buffer the residential uses to the east and north of this site, extending to Craig Road approximately 2,000 feet to the south of this site. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time.

Staff is concerned about the potential precedent that would be created by reclassifying the Land Use Designation of this site to Industrial Employment. This could lead to a conforming zone change to M-2 Industrial District, generally described in Title 30.40.250 as the following: “The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities.” Many of these potential uses would be detrimental to residents located as close as 25 feet from the east property line of this site. Policy SM-5.3 of the Master Plan encourages development patterns and standards to be compatible with the continuing operation of the Nellis Air Force Base. Changing the land use designation from Business Employment to Industrial Employment would allow more intense industrial uses, including the potential for dense outside storage of materials and equipment adjoining the Nellis Air Force Base. In particular, the outside storage visible from the Nellis Air Force Base residential neighborhoods, is not appropriate for this location and may result in compatibility or operational issues for the Nellis Air Force Base. Therefore, staff does not support this request.

Staff Recommendation

Denial. If approved, 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 April 19, 2023 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:

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: Sunrise Manor - denial.

APPROVALS:

PROTEST:

APPLICANT: ARDE SHIRAZI

CONTACT: ARDE SHIRAZI, TWINSTEPS ARCHITECTURE, 18872 MACARTHUR BOULEVARD, SUITE 100, IRVINE, CA 92612

**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 (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 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 Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on March 21, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-23-700002 - Amending the Sunrise Manor Land Use Plan Map of the Master Plan on APN 140-05-110-022 from Business Employment (BE) to Industrial Employment (IE). Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor.

PASSED, APPROVED, AND ADOPTED this 21st day of March, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY