

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use to Business Employment on 6.5 acres.

Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-05-803-017

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Walmart on the property to the northeast and associated rezoning of the property to a distribution warehouse center demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. There are various properties in the immediate area planned BE due to the proximity to Nellis Air Force Base. This demonstrates the transition that the area has undergone over the past few decades. 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
PA-22-700007	Amended transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0153-02	1 lot commercial subdivision - expired	Approved by PC	June 2002
ZC-1987-99	Reclassified the site from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	1 lot commercial subdivision - expired	Approved by PC	February 2000
UC-1551-97	Pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Reclassified the site from H-2 to H-1 zoning for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG (AE-65 & AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG & RM32 (AE-70)	Hotel & multiple family residential
East	Corridor Mixed-Use	H-2 & PF (AE-70)	Nellis Air Force Base & medical office building
West	Corridor Mixed-Use	H-2 & CG (AE-70)	Auto repair facility & undeveloped

Related Applications

Application Number	Request
ZC-24-0037	A zone change from CG to IL zoning is a companion item on this agenda.
DR-24-0038	A design review for an office/warehouse and distribution complex 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

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 Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the BE land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large area (approximately 20 acres) was rezoned from C-2 to M-D zoning (per NZC-22-0592) and a smaller abutting area (approximately 5 acres) was also changed from C-2 to M-D zoning (per ZC-23-0450) on properties northeast of this site. Several C-2 zoned properties in the area, including the subject site and parcels directly to the north and east, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. The BE designation would also be compatible with Nellis Air Force Base considering the proximity of the site to the base. The request complies with Policy SM-1.3 of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment. For these reasons, staff finds the request for the BE land use category 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 May 8, 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; 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:

APPLICANT: SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC

CONTACT: LINDSAY KAEMPFER, 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 COUNTY 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 April 2, 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-24-700001 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-05-803-017 from Corridor Mixed-Use (CM) to Business Employment (BE). Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor.

PASSED, APPROVED, AND ADOPTED this 2nd day of April, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY