

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone for a proposed office/warehouse and distribution complex within the Airport Environs (AE-70) Overlay.

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

RELATED INFORMATION:

APN:

140-05-803-017

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 zone change to the IL (Industrial Light) Zone is appropriate for the site due to its location along heavily traveled roadways (Nellis Boulevard and Las Vegas Boulevard North) and its proximity to I-15. The applicant states the area is currently transitioning from a predominately residential and commercial area to a more industrial area with several zone changes to similar industrial zones being approved in the general vicinity. The applicant also indicates the proposed site is surrounded by commercial and residential uses, but states the other industrial properties in the area also have a similar surrounding use make-up.

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
TM-0153-02	1 lot commercial subdivision - expired	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
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
PA-24-700001	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use to Business Employment 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 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. Staff finds that in general the area along Las Vegas Boulevard North and down the west side of Nellis Boulevard is predominately planned for Business Employment. In addition, staff also finds that there are at least 6 instances of industrial zoning districts within a half mile radius of the site with the nearest industrial zoning being an IL zoned site 225 feet to the west of the subject site across Las Vegas Boulevard North. The surrounding area also contains the western fringes of Nellis Air Force Base. Staff finds that the surrounding areas have a significant mix of uses that run the spectrum from residential to outside

storage and large-scale industrial sites. Overall, staff finds that the surrounding area is in transition and contains a variety of uses including industrial uses and there are several industrial zoned sites, including sites zoned IL. The use of the property for industrial uses at this location makes sense due to its location along heavily traveled roads and the proximity of the site to I-15 as well as within the Nellis AE-70 Overlay. Additionally, staff finds that this action would comply with Policies 5.1.3 and SM-1.3 of the Master Plan, which encourage in-fill development in the transitioning areas of Sunrise Manor and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IL zone is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: April 2, 2024 – APPROVED – Vote: Unanimous
Absent: Castello, Kirk

Public Works - Development Review

- No comment.

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

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

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135