

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700055-GTL PROPERTIES, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres.

Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-05-115-010

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE (LESS THAN 18 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE (18 OR MORE DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that this amendment is justified by the unique characteristics of the subject property. This parcel is proposed for a 4 story, 139 unit multiple family project. The applicant is requesting a zone change on the 2.8 acre parcel from C-2 to R-5. This zone change requires a Master Plan Amendment to the Entertainment Mixed-Use land use category. According to the applicant, with the high demand for housing in this area of the valley, the land use request is warranted and desirable. Furthermore, the proposed project will have easy access to a variety of services and nearby parks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0446-16	Replaced and increased the height of electric utility poles	Approved by PC	August 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0182-85	Reclassified this site and parcels to the east to C-2 zoning for a commercial shopping center	Approved by BCC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed-Use	C-2	Retail & service buildings
West	Corridor Mixed-Use	C-1	Retail & service buildings & undeveloped

Related Applications

Application Number	Request
ZC-23-0931	A zone change to reclassify the site from C-2 to R-5 zoning for a 139 unit multiple family project, along with the associated design review which also includes a restaurant pad site along Charleston Boulevard on APN 161-05-115-002 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 Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request to redesignate the site to Entertainment Mixed-Use (EM) will not be compatible with the surrounding area. The subject site is directly north of existing suburban residential neighborhoods and the closest substantial multiple family development is over 1,050 feet away in the City of Las Vegas. One of the fundamental aims of the Master Plan is to provide a holistic approach to growing a community by ensuring that adequate services will be available when demand occurs. The issue of establishing an isolated standalone multiple family development in the immediate area could have adverse impacts. As stated above, the intended primary land uses in Entertainment Mixed-Use land use category include a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services, as well as high density residential. Unexpected land use patterns along Charleston Boulevard may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing single family residential neighborhoods to the south. For these reasons, staff cannot support this plan amendment.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners' meeting 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: February 20, 2024 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 1 card

PROTEST: 1 card

COUNTY COMMISSION ACTION: March 20, 2024 – HELD – To 04/17/24 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: April 17, 2024 – HELD – To 05/08/24 – per the applicant.

APPLICANT: PEYMAN MASACHI

CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DR, NORTH LAS VEGAS, NV 89084

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 February 20, 2024, the Clark County Planning Commission adopted an amendment to the Sunrise Manor Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on May 8, 2024, 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 Sunrise Manor Land Use Plan Map by:

PA-23-700055 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 161-05-115-010 from Corridor Mixed-Use (CM) (less than 18 du/ac) to Entertainment Mixed-Use) (18 or more du/ac). Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor.

PASSED, APPROVED, AND ADOPTED this 8th day of May, 2024.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK