10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0257-CITY OF LAS VEGAS:

HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:
161-10-701-015 ptn

PROPOSED LAND USE PLAN:
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification
The applicant states that the proposed zone change to RM32 is appropriate since the site will be buffered from the lower density residential in the area by the existing adjacent and abutting industrial and public facility zoned properties. The proposed zone change will not have adverse impacts on the surrounding community or existing infrastructure or services.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZC	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility & undeveloped
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-26-0258	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development on a portion of the site is a companion item on this agenda.
VS-26-0289	**Vacation and abandonment of a portion of a right-of-way is a related item on this agenda.**
WS-26-0288	**Waiver of development standards to eliminate drainage study is a related 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. The request for RM32 zoning on the site is not compatible with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (zoned IP, IL, & IH), a recycling center and an automobile auction facility to the east (zoned IP & IH), and a wastewater treatment plant to the west (zoned PF). Furthermore, the change from PF to RM32 zoning may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners 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: July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone Nay: Kilarski

Fire Prevention Bureau

- No comment.

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 #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.
APPROVALS: 6
PROTESTS: 36

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

COUNTY COMMISSION ACTION: August 5, 2026 – HELD – To 08/19/26 – per the applicant.

COUNTY COMMISSION ACTION: August 19, 2026 – HELD – To 09/02/26 – per the applicant.

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: FIXX DEVELOPMENT
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135