



Planning Commission Agenda Item

Date: May 14, 2025

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP,
Director of Land Development
Prepared By: Miranda Cain, Planner

SUBJECT: ZN-03-2025 WALMART RETAIL CENTER (Public Hearing). Applicant: Olympia Companies. Request: A Property Reclassification of 24.2 Acres from PCD, Planned Community Development District, and C-3, General Service Commercial District, to a C-2, General Commercial District. Location: Northeast Corner of Revere Street and Dorrell Lane. (APNs 124-22-101-002, 124-22-101-003, 124-22-101-019 and 124-15-410-005). Ward 4. (For Possible Action)

RECOMMENDATION: RECOMMEND TO APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject site from PCD, Planned Community Development District, and C-3, General Service Commercial District, to a C-2, General Commercial District. The subject site is approximately 24.2 gross acres located at the northeast corner of Revere Street and Dorrell Lane. The Comprehensive Master Plan Land Use designation for the subject site is currently Master Planned Community and Mixed-Use Commercial (proposed amendment to Mixed-Use Neighborhood).

BACKGROUND INFORMATION:

Previous Action
A Neighborhood Meeting was held on March 10, 2025 at the Aliante Casino Sedona Meeting Room A&B, 7300 Aliante Parkway North Las Vegas, Nevada, 89084. Approximately 15 neighbors attended the meeting Councilman Cherchio and Commissioner Vega were also in attendance.
On December 19th, 2024 a Task Force meeting (TF-52-2024) was held to discuss a proposed property reclassification from C3, General Service Commercial District and PCD – Planned Community Development Districts to C-2, General commercial district and a proposed comprehensive plan amendment from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-05-2025	A Tentative Map to allow a single-lot commercial subdivision on 24.2 acres.
AMP-02-2025	A proposed amendment to the comprehensive mater plan to change the land use designation from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood.
SUP-14-2025	A Special use permit to allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 2,500 feet separation from like uses.
SUP-16-2025	A Special use permit to allow a convenience food store with gas pumps.
SUP-20-2025	A Special use permit to allow a vehicle washing establishment.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community and Mixed-Use Commercial	PCD, Planned Community Development District and C-3, General Service Commercial District	Undeveloped
North	Right of Way and Mixed-Use Commercial	O-L, Open Land and C-3, General Service Commercial District	Public Right of Way (Clark County 215) and Undeveloped
South	Single-Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential
East	Mixed-Use Commercial	C-3, General Service Commercial District	Undeveloped
West	Community Commercial	C-2 MPC, Master Plan Community General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting consideration to reclassify the subject property from PCD, Planned Community Development District, and C-3, General Service Commercial District, to a C-2, General Commercial District. The subject site consists of four (4) parcels that are approximately 24.2 gross acres and is located at the northeast corner of Revere Street and Dorrell Lane. The Comprehensive Master Plan Land Use designation for the subject site is currently Master Planned Community and Mixed-Use Commercial. The applicant is proposing to develop a commercial center that includes a convenience food store with gas pumps, a tavern, a vehicle washing establishment, a big box retail store, multiple fast food establishments, and two retail shell buildings.

The Planning Commission's agenda also includes requests to:

- Amend the comprehensive land use map for the site from Master Planned Community and Mixed-use commercial to mixed-Use neighborhood (AMP-02-2025)
- Allow a single-lot commercial subdivision. (T-MAP-05-2025)
- Allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 2,500 feet separation from like uses. (SUP-14-2025)
- Allow a convenience food store with gas pumps. (SUP-16-2025)
- Allow a vehicle washing establishment. (SUP-20-2025)

Current Aerial Image



Requirements for Approval of an Amendment to the Zoning Map

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

(1) The rezoning will promote the public health, safety, and general welfare;

- By developing the vacant lot into a viable commercial site, it will assist in reducing the impact of abandoned items and trash, as well as provide for new jobs in the area.

(2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;

- The proposed property reclassification to C-2, General Commercial District is consistent with the proposed land use designation of Mixed-Use Neighborhood.

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

- The proposed property reclassification is in line with the stated purpose of the proposed C-2, General Commercial District. The purpose of the current zoning (C-3, General Service Commercial District) is to provide for intensive, retail or service operations that generally require large amounts of land for their success. These services should be located in concentrated service areas with good accessibility for the public but should be carefully buffered from other uses and visibly buffered from arterial streets.

However, the proposed zoning's (C-2, General Commercial District) purpose is to provide for the development of intense retail and services that will serve as major community cores. These areas can only be developed where arterial streets can accommodate the very heavy traffic generated by such developments. Due to the nature of these areas, proximity to higher density residential districts is appropriate. The proposed plan for a commercial center, which includes a convenience food store with gas pumps, a tavern, a vehicle washing establishment, a big box retail store, multiple fast food establishments, and two retail shell buildings, would be more suited for an area zoned C-2, General Commercial District than in an area zoned C-3, General Service Commercial District;

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- The proposed property reclassification to C-2, General Commercial District should not have a negative impact the existing facilities and services.

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

- The proposed property reclassification to C-2, General Commercial District should not have a negative impact upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- Staff does not anticipate any adverse impacts on the exiting residential dwellings, the existing facilities or neighboring land uses surrounding the subject site

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

- The proposed property reclassification to C-2, General Commercial District is to support a large commercial center which staff feels is compatible with the adjacent businesses.

The rezoning request is consistent with the associated request to amend the Comprehensive Master Plan Land Use from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood. This proposed property rezoning should provide additional commercial uses within the City. Staff does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

Staff has no objections to the proposed request and recommends the Planning Commission forward this item to City Council with a recommendation of approval.

ATTACHMENTS:

Letter of Intent
Boundary Map
Zoning Exhibit
Neighborhood Meeting Summary
Clark County Assessor's Map
Location and Zoning Map