

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700052-BROHAWK, LLC, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 6.7 acres.

Generally located on the northwest corner of Mohawk Street and Post Road within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-701-008; 163-36-701-015; 163-36-701-016; 163-36-701-025 through 163-36-701-028

EXISTING LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A and 6265, 6275, 6285, & 6295 Mohawk Street
- Site Acreage: 6.7
- Existing Land Use: Undeveloped & single family residential

Applicant's Justification

The applicant states that development of new industrial and warehouse facilities on the east side of Mohawk Street will commence within the year. Redesignating the subject properties to Business Employment (BE) will allow for a homogenous land use plan that will preserve property values for the property owners. With industrial type uses to the east across Mohawk Street, there will not be an opportunity to provide an adequate transition and buffer to the subject properties if the subject properties were to remain planned for residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0342-05	Reduce the rear setback for a room addition on APN 163-36-701-025	Approved by PC	April 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1141-04	Allow an accessory structure (block wall) prior to the principal use (single family residence) on APN 163-36-701-008 - expired	Approved by PC	August 2004
UC-1289-03	Allow an accessory structure larger than 50 percent of the principal structure on APN 163-36-701-025	Approved by PC	September 2003
VS-0104-96	Vacated and abandoned government patent easements on APN's 163-36-701-025, 026, 027, & 028	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (AE-65)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) (AE-65)	Undeveloped
East	Neighborhood Commercial & Business Employment	R-E & M-D (AE-65)	Undeveloped
West	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-E (RNP-I) (AE-65)	Undeveloped

Related Applications

Application Number	Request
ZC-23-0899	A zone change to reclassify the northernmost parcel from R-E to M-D zoning with waivers and a design review for a proposed warehouse is a companion item on this agenda.
VS-23-0901	A request to vacate and abandon government patent easements and a 5 foot wide portion of right-of-way being Mohawk Street on the northernmost parcel 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 Ranch Estate Neighborhood (RN) to Business Employment (BE). Intended primary land uses in the proposed BE land use category 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 that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. The properties to the east across Mohawk Street have been transitioning to industrial uses with the approval of NZC-21-0606 (APN 163-36-701-009) and ZC-23-0614 (APN 163-36-701-036) to M-D zoning. The properties surrounding the subject site are currently undeveloped. Except for an undeveloped parcel planned as Ranch Estate Neighborhood (RN) directly west of the 4 lot residential subdivision that is part of this application, the adjacent and abutting properties to the west and southwest are planned Public Use (PU), either owned by Clark County Department of Aviation or Clark County Department of Parks and Recreation, and will provide a buffer or transition from the proposed BE planned properties to the RN planned properties west of Lindell Road that are actually developed with existing single family residences. The only existing residentially developed properties that would be adversely impacted by this request is the 4 lot residential subdivision that is part of this request; thus, these property owners have consented to converting to a BE land use category by submittal of this application. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the BE land use category is appropriate for this location.

Staff Recommendation

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: Spring Valley - approval.

APPROVALS: 2 cards

PROTEST: 2 cards, 2 letters

APPLICANT: BROHAWK, LLC

CONTACT: SAMANTHA RYAN, STORM DEVELOPMENT SERVICES, 9811 W.
CHARLESTON BOULEVARD, SUITE 2, LAS VEGAS, NV 89117

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SPRING VALLEY 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 Spring Valley Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on March 20, 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 Spring Valley Land Use Plan Map by:

PA-23-700052 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's 163-36-701-008, 015, 016, & 025 thru 028 from Ranch Estate Neighborhood (RN) to Business Employment (BE). Generally located on the northwest corner of Mohawk Street and Post Road.

PASSED, APPROVED, AND ADOPTED this 20th day of March, 2024.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK