

11/07/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-802-011; 177-19-802-012; 177-19-802-017 ptn; 177-19-802-021; 177-19-803-003

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8

Applicant's Justification

The applicant states the request for Urban Neighborhood (UN) is appropriate since Silverado Ranch Boulevard in the area has been transitioning from single family low density residential uses to higher density residential uses and commercial uses. The abutting property to the west was recently rezoned to RUD zoning. There is 1 single family residence located at the northeast corner of the site, but the remaining portions of the site to the north, east, and west are bordered by undeveloped lands. There is a similar R-5 zoned multiple family residential development recently approved in the area (NZC-21-0571) at the northeast corner of Decatur Boulevard and Pyle Avenue. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home; undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped; single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-23-0611	A zone change to reclassify the site from R-E to R-5 zoning, with waivers of development standards and design reviews is a companion item on this agenda.
VS-23-0612	A request to vacate and abandon portions of rights-of-way being Silverado Ranch Boulevard, Valley View Boulevard, Schuster Street, Gary Avenue, and Hinson Street; and government patent easements is a companion item on this agenda.
PA-23-700028	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a related item on this agenda.
ZC-23-0610	A zone change to reclassify the southern portion of APN 177-19-802-017 from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews for a commercial development is a related item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

Analysis**Comprehensive Planning**

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). Intended primary land uses in the proposed UN land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request to redesignate the site to Urban Neighborhood (UN) to be too intense for, and not compatible with, the surrounding area. The adjacent and abutting properties to the north, east, and west are planned for much lower densities than the applicant is proposing for this site. Additionally, these properties are undeveloped, except for 1 single family residence to the north, where there has been no deviation from the established land use plan except for a recent zone change to RUD (NZC-22-0381) on the abutting property to the west in December 2022.

However, that RUD zoned development was approved at a density of 9.2 dwelling units per acre which is significantly lower than the density associated with the UN land use designation. The properties to the north are planned Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) and Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). To the northeast, diagonally across Valley View Boulevard, the land is planned for Ranch Estate Neighborhood (RN) (up to 2 du/ac). Directly to the east, is land planned for Open Lands (OL). Therefore, this request does not comply with Policy 1.4.4 of the Master Plan which encourages development that is compatible with the scale and intensity of the surrounding area.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: THE ARDOUR COMPANY

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE 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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on November 7, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-23-700029 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-19-802-011; 177-19-802-012; a portion of 177-19-802-017; 177-19-802-021; and 177-19-803-003 from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

CLARK COUNTY PLANNING COMMISSION

By:_____

STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY