

PLAN AMENDMENT
(TITLE 30)

DECATUR BLVD/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700018-DR HORTON, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.2 acres.

Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-30-301-033

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2

Applicant's Justification

The applicant states that the request for Neighborhood Commercial (NC) would allow for a less intense land use designation that would be a transitional buffer from an arterial street to the west (Decatur Boulevard) to the residential subdivision to the east. The request will comply with Policy 1.3.3 of the Master Plan which encourages neighborhood services adjacent to new neighborhoods to minimize the need for longer vehicle trips.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400018 (VS-20-0514)	First extension of time to vacate and abandon portions of right-of-way being Pyle Avenue, Decatur Boulevard, and Haleh Avenue	Approved by BCC	April 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0514	Vacated and abandoned portions of right-of-way being Pyle Avenue, Decatur Boulevard, and Haleh Avenue	Approved by BCC	January 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RUD	Single family residential
South	Corridor Mixed-Use	C-2	Mini-warehouse facility
East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0326	A zone change to reclassify the site to C-1 zoning, with use permits, waiver of development standards, and design reviews is a companion item on this agenda.
VS-23-0327	A request to vacate excess right-of-way along Decatur Boulevard is a companion 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 Compact Neighborhood (CN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial land use designation include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Neighborhood Commercial (NC) land use designation inappropriate for this location. The establishment of a commercial land use at the subject site may adversely impact the adjacent and abutting single family residential developments to the north, east, and west. Although there are some commercial uses located along Decatur Boulevard in the area, the commercial uses are located at the intersection of 2 streets, which this site is not. Furthermore, given the size of the site at 1.2 acres, the establishment of a meaningful commercial development for the area may be limited and result in conflicts between commercial land uses and the surrounding residential uses. Although the property to the south is developed with a mini-warehouse facility and is zoned C-2, there are no opportunities for cross access with that

property to provide a transitional buffer. The request does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods and uses.

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 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: August 15, 2023 – APPROVED – Vote: Aye: Stone, Kirk, Kilarski, Castello, Frasier, Mujica Nay: Lee
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTEST: 4 cards

PLANNING COMMISSION ACTION: August 1, 2023 – HELD – To 08/15/23 – per the Planning Commission.

APPLICANT: HENRY MORADI

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 August 15, 2023, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on September 20, 2023, 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 Enterprise Land Use Plan Map by:

PA-23-700018 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-30-301-033 from Compact Neighborhood (CN) to Neighborhood Commercial (NC). Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue.

PASSED, APPROVED, AND ADOPTED this 20th day of September, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK