

05/17/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE CENTER
(TITLE 30)

UPDATE
ROBINDALE RD/PROCYON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700006-DEAN MARTIN DR., LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres.

Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action)

RELATED INFORMATION:

APN:
177-08-206-001

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1
- Project Type: Office/warehouse center (portion)

Applicant's Justification

The applicant states the following:

- The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan will allow a project with less intensity as a transitional use and buffer for the area.
- The proposed amendment is compatible and appropriate for the area and will create a low density, intensity, transition buffer between the lower density residential and the existing uses along Dean Martin Drive and buffer the uses to the north, south and west.
- The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0101	Reclassified 12.6 acres east of this application to M-D zoning for an office/warehouse complex consisting of 9 buildings	Approved BCC	June 2021
VS-21-0102	Vacated and abandoned easements and rights-of-way on the 12.6 acres east of this application	Approved BCC	June 2021
TM-21-500026	1 lot commercial subdivision on the 12.6 acres east of this application	Approved BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Neighborhood Commercial	C-P & M-D	Proposed office park & office/warehouse complex

Related Applications

Application Number	Request
ZC-23-0074	A zone change to reclassify 4.1 acres from R-E (RNP-I) to M-D zoning along with waivers of development standards and design reviews for this site and the 11.7 acres to the east is a companion item on this agenda.
VS-23-0075	A request to vacate easements and rights-of-way 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**

Business Employment is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Office, distribution centers, warehouse/flex space, technology, and light industry.

Supporting Land Uses

- Small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

Intensity

- Varies by use; building heights typically range from 1 to 5 stories.

Characteristics

- Provides for concentrated areas of employment and ancillary commercial uses.
- Includes opportunities for stand-alone office parks or single user campus facilities.
- Concentrated near airports, major transportation corridors, and railroads.
- Loading docks and other more intensive uses should be sited to minimize impacts on adjacent residential neighborhoods and rights-of-way.
- Pedestrian, bicycle, and transit access varies based on uses and location.

Plan Amendment

The current uses in the surrounding area immediately to the west, north, and south are existing residences within an RNP-I Residential Neighborhood Preservation Overlay. Policy 1.4.5 of the Master Plan aims to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed next to existing residential neighborhoods. The site abuts an existing RNP-I residential neighborhood on 3 sides. Increasing the intensity of the land use designation from Ranch Estate Neighborhood to Business Employment would most likely negatively impact buffers for impacts from the business employment uses or light industrial uses as an intrusion on the residential neighborhood. ZC-21-0101 was approved for M-D zoning, leaving this site to buffer the residential uses to the east, north, and south. This buffer was not previously included in that application with possible intent to not intrude directly to the edge of rights-of-way abutting these existing residential properties. Policy 1.5.2 of the Master Plan aims to protect the established character and lifestyles associated with RNP areas and to minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. The proposed Business Employment land use designation is not appropriate for this site as it would allow higher intensity development immediately adjacent to the RNP which may result in future conflicts. Staff is concerned about the potential precedent for similar situations in the area that would be created by reclassifying the planned land use to allow more intense industrial uses for this parcel. Therefore, staff does not support this request.

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' 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: April 18, 2023 – ADOPTED – Vote: Unanimous Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC)

request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST: 11 cards, 2 letters

APPLICANT: DEAN MARTIN DRIVE, LLC

CONTACT: JENNIFER KIMURA, VTN NEVADA, 3933 S. KELLY AVENUE,
PORTLAND, OR 97239

**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 April 18, 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 May 17, 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-23-700006 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-08-206-001 from Ranch Estates Neighborhood (RN) to Business Employment (BE). Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise.

PASSED, APPROVED, AND ADOPTED this 17th day of May, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK