

11/05/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-24-700021-ZHANG, JIANWEI, ET AL:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres.

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

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**RELATED INFORMATION:**

**APN:**

163-35-301-026

**EXISTING LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Business Employment (BE) for the site is appropriate since the site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496. The area has been transitioning to office and industrial uses including the IP zoned warehouses to the south across Post Road. The proposed BE land use category would bring less traffic, noise, and lighting than if a commercial use was developed on the site. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	A nonconforming zone change to change the zoning from R-E to M-D zoning for an office/warehouse building	Approved by BCC	November 2022
VS-22-0497	Vacation and abandonment of patent easements	Approved by BCC	November 2022

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

### Related Applications

Application Number	Request
ZC-24-0497	A zone change to reclassify the site from RS20 to IP zoning is a companion item on this agenda.
WS-24-0498	A waiver of development standards and design review for an office/warehouse building 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 Neighborhood Commercial (NC) 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 area has experienced a change with the approval of the BE land use category in February 2024 (PA-23-700048) on a parcel approximately 330 feet to the north. Additionally, the subject site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496, which is conforming to the BE land use category. The adjacent parcels to the north and east are owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. Furthermore, the abutting properties to the south and southwest are currently zoned IP. Therefore, the proposed designation of BE is in harmony with the surrounding area. The request also 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, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for the BE land use category appropriate for this location.

**Staff Recommendation**

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 4, 2024 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:**

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ROCKY YOUNG, LLC

**CONTACT:** ZONGQI YANG, ROCKY YOUNG, LLC, 7009 VIA LOCANDA AVENUE, LAS VEGAS, NV 89131

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
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 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 5, 2024, 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 Spring Valley Land Use Plan Map by:

PA-24-700021 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-35-301-026 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located on the northeast corner of Santa Margarita Street and Post Road.

**PASSED, APPROVED, AND ADOPTED this 5<sup>th</sup> day of November, 2024.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
TIMOTHY CASTELLO, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY