

PLAN AMENDMENT  
(TITLE 30)

FORD AVE/MARYLAND PKWY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**PA-23-700024-STORYBOOK INVESTMENTS, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres.

Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-410-010; 177-14-410-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

General Summary

- Site Address: 1320 Ford Avenue
- Site Acreage: 9.6

Applicant's Justification

The applicant indicates this site is surrounded by either multiple family, commercial, or an 8 lane highway (I-215). Since the site is along major corridors at densities that support pedestrian activity and transit use, the applicant assesses the location will encourage people living in the complex to walk to various services in the area. The applicant states the request is compatible with the surrounding area since the Urban Neighborhood (UN) designation would be ideal with the surrounding area since there are other higher density multiple family residential developments and a large commercial center to the south. Lastly, the proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-17-1114	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2018

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0861-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired	Approved by BCC	January 2014
ZC-0780-14	Reclassified a portion of the overall site development to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
DR-1367-03	For an office complex - expired	Approved by BCC	October 2003
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (Up to 18 du/ac)	R-E, R-3, & C-1	Multiple family residential, single family residence & undeveloped property
South	Neighborhood Commercial & Compact Neighborhood (Up to 18 du/ac)	C-1 & R-E	Commercial complex & undeveloped property
East	Compact Neighborhood (Up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac); Compact Neighborhood (Up to 18 du/ac)	R-2 & R-3	Single family residential development; multiple family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0539	A request to vacate patent easements and right-of-way is a companion item on this agenda.
ZC-23-0538	A zone change to reclassify the site to R-5 zoning with waivers of development standards and design reviews 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 Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood 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 for the Urban Neighborhood (UN) land use designation appropriate for this location. The subject site is adjacent to I-215 to the east and Maryland Parkway to the west, an arterial street, which are both major transportation corridors. The Master Plan encourages higher density uses, such as those intended in the UN land use designation, to be located along major streets and near existing services. The request to UN also complies with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff can support the proposed request.

### **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 November 8, 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:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** THE CALIDA GROUP, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3 STE 577, LAS VEGAS, NV 89134

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE WINCHESTER/PARADISE 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 October 3, 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 Winchester/Paradise Land Use Plan Map by:

PA-23-700024 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 177-14-301-016 thru 177-14-301-019, 177-14-401-001, 177-14-410-010, and 177-14-410-011 from Compact Neighborhood (CN) - (up to 18 du/ac) to Urban Neighborhood (UN) - (greater than 18 du/ac). Generally located on the east side of Maryland Parkway and the north and south sides of Ford Avenue.

**PASSED, APPROVED, AND ADOPTED this 3<sup>rd</sup> day of October, 2023.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
STEVEN D. KIRK, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY