

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700054-ROOHANI RAMAK:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres.

Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action)

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-009; 177-19-802-018

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that parcels to the north across Richmar Avenue have been reclassified to an R-1 zone for a single family residential development. The parcels to the south were recently reclassified to an R-5 zone by ZC-23-0611 for a multiple family residential development. The parcels to the northwest are zoned R-2 and have been approved for a single family residential development. The parcels to the west are designated Mid-Intensity Suburban Neighborhood (MN) and the applicant is proposing to develop this site with the parcels to the west as a single family residential development in an R-2 zone. The MN designation is compatible with the approved developments to the north and south of this site, and will allow a transition between the approved higher density multiple family residential development to the south and the lower density single family residential development to the north. The Plan Amendment would further Master Plan Goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities by allowing for a slightly higher density to provide more attainable housing in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & R-1	Undeveloped
South	Urban Neighborhood (greater than 18 du/ac)	R-5	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0925	A zone change to reclassify 14.3 acres, including this site, to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-23-0926	A request to vacate and abandon government patent easements and right-of-way is a companion item on this agenda.
TM-23-500194	A tentative map for 113 single family residential lots 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 to the planned land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single family detached homes and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Mid-Intensity Suburban Neighborhood (MN) to be compatible with the surrounding area. The request complies with Master Plan Goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The request complies with Policy 1.1.1 of the Master Plan to encourage the provision of diverse housing types at varied densities and in numerous locations. The approval of this request will allow for single family residential development at a slightly higher density, which will provide a transition between the lower density single family residential development to the north and east and the approved multiple family residential development to the south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

Staff Recommendation

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: March 5, 2024 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 7 cards, 1 letter

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 03/05/24 – per the applicant.

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118

**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 March 5, 2024, 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 April 3, 2024, 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-23-700054 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-19-802-005, 006, 009 & 018 from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard.

PASSED, APPROVED, AND ADOPTED this 3rd day of April, 2024.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK