

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700040-BUFFALO & AGATE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre.

Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

**APN:**

176-22-201-029; 176-22-201-030

**EXISTING LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states the request for Corridor Mixed-Use (CM) is appropriate since the site is located along Buffalo Drive, a major arterial street, and the adjacent and abutting properties to the west, southwest, and south are planned for CM uses. The property to the east is planned for Neighborhood Commercial (NC) and would act as a transition to the properties farther east. The property to the north is undeveloped and owned by the Bureau of Land Management, and therefore, would not likely be developed soon. The proposed amendment will not have substantial or undue adverse effects on adjacent properties and the site will be adequately served by public improvements, facilities, and services.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Corridor Mixed-Use	U-V	Mixed-use development

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Neighborhood Commercial	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	R-E	Single family residential

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

### Related Applications

Application Number	Request
ZC-23-0773	A zone change to reclassify the site from R-E to C-2 zoning, with a use permit for a kennel, waivers of development standards to reduce parking and driveway throat depth, and design reviews for a kennel and alternative parking lot landscaping is a companion item on this agenda.
VS-23-0774	A request to vacate and abandon for patent easements and right-of-way 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 Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The adjacent and abutting properties to the west, southwest, and south are designated as Corridor Mixed-Use (CM) in the Master Plan, and the request to CM for the subject site would be an extension of that use designation. Although the adjacent property to the east is developed with a single family residence, the property is planned for Neighborhood Commercial (NC) uses, which would be a natural transition to the properties farther east planned for Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) uses. The abutting property to the north is planned for Ranch Estate Neighborhood (RN) (up to 2 du/ac) use, but is undeveloped, owned by the BLM, and

separated from the site by Agate Avenue. The relationship between the proposed CM on the subject site and the RN to the north is similar to the existing relationship between the CM and RN that exists on the west side of Buffalo Drive. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the CM 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 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:** January 2, 2024 – ADOPTED – Vote: Unanimous

**TAB/CAC: Enterprise - denial.**

**APPROVALS: 5 cards**

**PROTEST: 1 card**

**APPLICANT:** BUFFALO & AGATE, LLC

**CONTACT:** DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE COURT, HENDERSON, NV 89012

**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 January 2, 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 February 7, 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-23-700040 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-201-029 & 030 from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM). Generally located on the southeast corner of Buffalo Drive and Agate Avenue.

**PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of February, 2024.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA  
COUNTY CLERK