

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres.

Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-04-201-011; 176-04-201-012; 176-04-201-022

EXISTING LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.82
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Urban Neighborhood (UN) for the site is appropriate since the site is immediately east of a mixed-use development (UnCommons) with residential and commercial uses; and west of two, 4 story office buildings. Therefore, Business Employment (BE) land use category with light industrial uses is no longer compatible with the existing development in the area. Additionally, having a multi-family residential use within easy walking distance of commercial uses and the nearby Durango Resort Hotel provides for ideal pedestrian connectivity between the uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-24-0261	Change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved by BCC	November 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

Related Applications

Application Number	Request
ZC-24-0581	A zone change to reclassify the site from RS20 and IP to RM50 is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0583	A vacation and abandonment for government patent easements, streetlight and traffic control easements, and portions of right-of-way being Gagnier Boulevard, Maule Avenue, and Agilysys 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 to the land use category from Business Employment (BE) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. Directly to the west and southwest is the UnCommons mixed-use development. The parcel to the west across Gagnier Boulevard is developed primarily as a multi-family residential portion of the mixed-use development at a density of 44.56 du/ac when the parcel is looked at by itself. Similarly, the parcels to the southwest, kitty corner from the subject site, is also planned to be developed primarily as a multi-family residential portion of the mixed-use development at a density of approximately 43 du/ac when the residential block is looked at separately by itself. Both of these residential blocks/parcels are developed or proposed to be developed at densities similar to what is allowed under the Urban Neighborhood (UN) land use category. Furthermore, although the adjacent and abutting properties to the north, east, and south are planned for Business Employment (BE), those properties were not developed with office/warehouse buildings or industrial uses that you would typically find in the Business Employment (BE) land use category. The adjacent properties to the north were rezoned to CG and IP. The IP zoned properties to the north and east were approved with a special use permit and developed as 4 story office buildings. The abutting property to the south was rezoned to CP for a medical office building. The proposed Urban Neighborhood (UN) land use category would complement the existing mixed-use and office developments in the area; and would comply with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned major employment centers, existing infrastructure, and other services. The request also complies with Policy 1.3.3 which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

Department of Aviation

APN 176-04-201-022 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management

to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

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 January 8, 2025 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:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.

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)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: NRP GROUP, LLC

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

**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 December 3, 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-24-700029 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's 176-04-201-011, 012, & 022 from Business Employment (BE) to Urban Neighborhood (UN). Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY