

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700025-CHAI SS24, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-801-010

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 21 lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The applicant is also requesting a zone change on these parcels from RS20 (Residential Single Family RS20) to RS2 (Residential Single-Family 2). This zone change requires a Master Plan Amendment to the Compact Neighborhood land use category. According to the applicant, the shift to Compact Neighborhood reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by Mid-Intensity Suburban Neighborhood to the north, south, east, and west. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0366	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single family residential development is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 lot single-family residential subdivision 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 Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The neighborhoods located west of Hauck Street (alignment) heading farther west to Jones Boulevard are either planned for Mid-Intensity Suburban Neighborhood or Low-Intensity Suburban Neighborhood in the Enterprise Land Use Plan. The subject parcel is located south

and east from developed residential subdivisions with a Master Plan land use category of Mid-Intensity Suburban Neighborhood and is also located in the northwest corner of a block master planned for Mid-Intensity Suburban Neighborhood parcels east of Hauck Street are master planned for Compact Neighborhood and Corridor Mixed-Use. Staff finds the request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. The proposal of the subject property to Compact Neighborhood would cause a spot designated of a higher density land use category. Furthermore, if 2 lots were removed from the proposed subdivision the applicant could apply for a conforming zone change to RS3.3 and not have to redesignate the existing Master Plan from Mid-Intensity Suburban Neighborhood to Compact Neighborhood. Therefore, staff finds the request for the Compact Neighborhood land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, 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 August 6, 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 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 July 1, 2025, 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 Enterprise Land Use Plan Map by:

PA-25-700025 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-24-801-010 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the east side of Edmond Street 330 feet north of Silverado Ranch Boulevard.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY