

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres.

Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action)

RELATED INFORMATION:

APN:

177-12-102-014

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states this amendment is justified by the unique characteristics of the subject property. This parcel is proposed for the development of a 20 lot single family residential subdivision with a density of 5.8 dwelling units per acre. The applicant is requesting a zone change on the 3.5 acre parcel from CP to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the Master Plan Amendment request is rooted in the unique characteristics of the site that make it well-suited for an in-fill residential development. The property is defined by its adjacency to Warm Springs Road, a 100 foot wide public right-of-way, and the presence of a 100 foot wide railroad alignment to the east. Furthermore, with the high demand for housing in this area of the valley, the land use request is warranted and desirable.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0493	Reclassified this site to C-P zoning for a medical complex consisting of 2 buildings	Approved by BCC	August 2019
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Railroad, undeveloped, & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Neighborhood Commercial	CP	Railroad, undeveloped, & office complex
West	Neighborhood Commercial	RS20	Single family residential

Related Applications

Application Number	Request
ZC-24-0095	A zone change to reclassify this site to RS3.3 zoning for a single family residential development at 5.8 dwelling units per acre is a companion item on this agenda.
WS-24-0096	A design review for a single family residential development and waivers for setback, wall height, detached sidewalk, and increased fill is a companion item on this agenda.
TM-24-500025	A tentative map for a 20 lot single family residential development on 3.5 acres 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**Plan Amendment

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 Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac). Intended primary land uses in the proposed MN land use category include single family attached and detached, 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 agrees that the Neighborhood Commercial (NC) land use category along this stretch of Warm Springs Road may no longer be a viable land use since there is over 25 acres of existing office development to the east. However, the request to redesignate the site to Mid-Intensity Suburban Neighborhood (MN) may not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the south and across Warm Springs Road to the north. The closest smaller lot single family development is over 300 feet away on the west side of Topaz Street. Therefore, Topaz Street currently acts as the demarcation between suburban neighborhoods to the west and the ranch estate neighborhoods to the east. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the MN 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 June 18, 2024 at 1:00 p.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

If approved:

- 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: Paradise - denial.

APPROVALS:

PROTEST:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE WINCHESTER/PARADISE COUNTY 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 May 21, 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 Winchester/Paradise Land Use Plan Map by:

PA-24-700003 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 177-12-102-014 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____

TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL

EXECUTIVE SECRETARY