

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

UPDATE
PATRICK LN/TENAYA WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700027-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 19.3 acres.

Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:
163-34-701-002; 163-34-701-009; 163-34-701-032

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
General Summary
Site Address: N/A
Site Acreage: 19.3

Applicant's Justification

The applicant states that this project represents the second phase of the previously approved warehouse complex to the south and is being developed by the same owner. The applicant believes the proposed amendment is consistent with the overall intent of the Master Plan and is in proximity to a commercial corridor along Rainbow Boulevard and a manufacturing corridor along CC 215. The recently developed warehouse project to the south (Post Warehouse Park) is Master Planned Business Employment (BE) and is adjacent to this site; therefore, the proposed amendment is an extension of that development and is in keeping with the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0932	Vacated and abandoned 33 foot wide patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres (to the south) from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex with use permit for offices as a principal use and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0574	A zone change to reclassify 19.3 acres from R-E zoning to M-D zoning is a companion item on this agenda.
VS-23-0575	A request to vacate rights-of-way, traffic control device easements, and patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

Analysis

Comprehensive Planning

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the Business Employment (BE) land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large

area (approximately 16 acres) was recently rezoned from R-E to M-D zoning (ZC-18-0206) on the abutting parcels to the south. Several commercially planned properties in the area, including the subject site, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment.

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: October 17, 2023 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTEST: 10 cards, 2 letters

APPLICANT: SD PARCELS NORTH, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 October 17, 2023, the Clark County Planning Commission adopted an amendment to the Spring Valley Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on November 21, 2023, 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 Spring Valley Land Use Plan Map by:

PA-23-700027 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APNs 163-34-701-002; 163-23-701-009; and 163-34-701-032 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley.

PASSED, APPROVED, AND ADOPTED this 21st day of November, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA,
COUNTY CLERK