

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: AG-25-900355: Discuss amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Commissioner Becker requests the Board of County Commissioners (Board) discuss amending the Clark County Master Plan (Master Plan) to add a new single-family residential land use category with a density maximum of 3.5 dwelling units per acre (du/ac).

Prior to the update of the Master Plan being adopted by the Board on November 17, 2021, the Master Plan contained a number of single-family residential land use categories, one being Residential Low which allowed up to 3.5 du/ac. Upon analysis of this land use category, staff found lands with this designation made up less than 5% of the total lands designated with a single-family land use category and that this designation served as a buffer to limited areas designated with a land use category of Rural Neighborhood Preservation (up to 2 du/ac) in the southwest and northwest. As a result of this finding and given the intent to have more robust standards for protecting lands with an overlay of Residential Neighborhood Preservation (RNP), the Residential Low (up to 3.5 du/ac) land use category was not carried forward with the update to the Master Plan.

Staff requests the Board discuss adding a new single-family residential land use category, and direct staff accordingly.