

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 11.21 acres.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

**EXISTING LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Existing Land Use: Undeveloped & single-family residence

Applicant's Justification

The applicant states that the Mid-Intensity Suburban Neighborhood (MN) land use category better matches the surrounding area as the adjacent properties to the west and north are already planned for MN uses. Furthermore, the applicant states the request complies with Goal 1.1 of the Master Plan which promotes providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APN 176-17-501-016 and 176-17-501-017 was reclassified from R-E to C-P zoning as part of this application but this portion later expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0281	A zone change to reclassify the site from CG and RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development 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). 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.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The adjacent properties to the north, south, east, and west are all zoned RS3.3 which is conforming to the MN land use category. There does not appear to be a demand for commercial uses along this stretch of Durango Drive as a number of properties planned for commercial use in the area have been developed with residential uses, including the subdivision to the east across Durango Drive. Furthermore, the majority of the subject site has been zoned for commercial purposes since at least 2003, but yet remains undeveloped. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the MN land use category is appropriate for this location.

#### **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 September 4, 2024 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 - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118

**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 August 6, 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 Enterprise Land Use Plan Map by:

PA-24-700012 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-17-501-005, 007 thru 011, 016, and 017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the northwest corner of Durango Drive and Shelbourne Avenue.

**PASSED, APPROVED, AND ADOPTED this 6<sup>th</sup> day of August, 2024.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
TIMOTHY CASTELLO, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY