

PLAN AMENDMENT
(TITLE 30)

UPDATE
PEBBLE RD/REDWOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700026-JJJ LIVING TRUST, ET AL:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-14-401-015

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5

Applicant's Justification

The applicant states that the request for Low-Intensity Suburban Neighborhood (LN) will allow for a buffer between the more intense uses to the west and south, and the less intense Ranch Estate Neighborhood uses to the north and east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay District within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Corridor Mixed-Use	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	C-1	Mini-warehouse facility

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

Related Applications

Application Number	Request
ZC-23-0565	Zone change to reclassify the site to R-1 zoning and a design review for a single family residential subdivision is a companion item on this agenda.
VS-23-0566	A request to vacate and abandon government 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 Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood land use designation include single family detached homes. 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 finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to developed R-E (RNP-I) zoned properties planned for Ranch Estate Neighborhood uses to the north and east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to RNP areas or clustering higher intensity housing units away from the shared edge of the RNP. Therefore, staff cannot support the proposed request.

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 **December 20, 2023 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 8 cards, 1 letter

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/07/23 – per the Planning Commission.

PLANNING COMMISSION ACTION: November 7, 2023 – HELD – To – 11/21/23 – per the applicant.

APPLICANT: SEAN FAYEGHI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
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 November 21, 2023, 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-23-700026 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-14-401-015 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the north side of Pebble Road, 330 feet west of Redwood Street.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY