

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700020-COUNTY OF CLARK(AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres.

Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-26-407-003

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.26
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Compact Neighborhood (CN) land use category is appropriate for the area since it will allow for more diverse housing types in the area while also allowing for infill development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS20 & PF	Flood channel, single-family residential, & Grant Sawyer Middle School
South	Neighborhood Commercial & Public Use	RS20 (AE-60	Single-family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential townhomes

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0258	A zone change to reclassify the site from RS20 to RM18 is a companion item on this agenda.
PUD-25-0260	A planned unit development for single-family residential townhomes is a companion item on this agenda.
WS-25-0259	A waivers of development standards for a single-family residential development is a companion item on this agenda.
TM-25-500065	A tentative map for 108 single-family residential lots is a companion item on this agenda.
VS-25-0257	A vacation and abandonment for portions of right-of-way, easements, and a flood control channel 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**

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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Compact Neighborhood (CN) is compatible with the surrounding area. The area has seen an increase in density beyond what is allowed for Mid-Intensity Suburban Neighborhood (MN). A property approximately 350 feet to the west, although planned for Mid-

Intensity Suburban Neighborhood (MN), was approved for R-4 zoning per NZC-22-0068 for senior housing at a density of 32.7 du/ac which is even more dense than what Compact Neighborhood (CN) allows. Furthermore, the adjacent RS3.3 zoned single-family residential development to the east was developed as a planned unit development (PUD) at a density of 10 du/ac where under the current code the request would have required the land use category to be changed to Compact Neighborhood (CN). Additionally, arterial streets, such as Russell Road, are appropriate locations for higher density development. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand “middle” housing options. For these reasons, staff finds the request for the Compact Neighborhood (CN) 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 June 18, 2025 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley – approval.

APPROVALS:

PROTEST:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 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 20, 2025, 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 Spring Valley Land Use Plan Map by:

PA-25-700020 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-26-407-003 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the north side of Russell Road, 300 feet west of Torrey Pines Drive.

PASSED, APPROVED, AND ADOPTED this 20th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY