

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres.

Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

EXISTING LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Corridor Mixed-Use (CM) land use category aligns with the evolving needs of the community and strategically complements the surrounding land use categories. Furthermore, the proposed CM land use category accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision. The CM land use category will support residential uses and embrace a mix of commercial and other uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0265	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
WS-24-0266	A waiver of development standards and design review for a restaurant with drive-thru is a companion item on this agenda.
VS-24-0267	A vacation and abandonment for patent easements 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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The request for Corridor Mixed-Use (CM) is compatible with the surrounding area. The adjacent and abutting properties to the west and south are currently planned for CM uses. Furthermore, properties along this stretch of Silverado Ranch Boulevard have been transitioning to CG zoning, which is conforming to the CM land use category. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily

needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips; as a number of new residential developments have been or are being constructed in the vicinity. For these reasons, staff finds the request for the CM 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 - denial.

APPROVALS:

PROTEST:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: EMILY SIDEBOTTOM, TANNEY 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 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-24-700011 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-19-406-004 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard.

PASSED, APPROVED, AND ADOPTED this 6th day of August, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY