

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700015-NEVADA POWER COMPANY:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres.

Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

163-30-401-035

EXISTING LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10096 W. Russell Road
- Site Acreage: 1.89
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the parcel is no longer needed for a public use since the power substation to the north is developed at its maximum extent. Therefore, the Public Use (PU) land use category is no longer needed, and the Neighborhood Commercial (NC) land use category would be appropriate since the parcel is located on an arterial street (Russell Road) and in close proximity to another arterial street (Hualapai Way). The request complies with Policy 1.3.3 of the Master Plan which encourages neighborhood services adjacent to developing neighborhoods to minimize longer vehicle trips.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2057-98	Vacated and abandoned patent easements	Approved by BCC	February 1999

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0769-97	Electrical substation facility and variance to increase wall height	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Electrical power substation
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-24-0310	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
UC-24-0311	A use permit, waivers of development standards, and design review for a mini-warehouse facility 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 Public Use (PU) to Neighborhood Commercial (NC). Intended primary land uses in the proposed NC land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) is not compatible with the surrounding area. The site is surrounded by single-family residential uses to the east, west, and south. Although the adjacent properties to the west are planned for Corridor Mixed-Use (CM), the site was developed as an RS3.3 zoned single-family residential subdivision through a non-conforming zone change. There are no commercial uses mid-block along Russell Road in this area. The only commercial uses in this area are where Russell Road intersects with a collector or arterial street, being Grand Canyon Drive and Hualapai Way, respectively. The request does not comply with Policy 1.4.4 which encourages infill development in established neighborhoods that promote compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the NC land use category not appropriate for this location.

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 **November 20, 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTEST: 4 cards

PLANNING COMMISSION ACTION: August 6, 2024 – HELD – To 09/17/24 – per the applicant.

PLANNING COMMISSION ACTION: September 17, 2024 – HELD – To 10/15/24 – per the applicant.

APPLICANT: BLAKE ROSSER

CONTACT: JAY BROWN, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

**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 October 15, 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 Spring Valley Land Use Plan Map by:

PA-24-700015 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-30-401-035 from Public Use (PU) to Neighborhood Commercial (NC). Generally located on the north side of Russell Road, 550 feet east of Hualapai Way.

PASSED, APPROVED, AND ADOPTED this 15th day of October, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY