

05/16/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

OLETA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700007-OLETA JONES 2.50, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres.

Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-23-601-013

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3

Applicant's Justification

The applicant states the request is consistent with the surrounding area. Properties to the north, east, and west contain industrial uses. Farther to the south is a sand and gravel facility with a concrete and asphalt batch plant. Therefore, the surrounding uses would be compatible with the Industrial Employment (IE) land use designation that is proposed for this site. Furthermore, the applicant states the site is adjacent to the Union Pacific Railroad Line and the Arden Railyard which are uses consistent with the Industrial Employment land use designation. The proposed amendment will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Union Pacific office building & crew change facility
South & West	Open Lands	R-E	Undeveloped

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Convenience store, car wash, & gasoline station

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

Related Applications

Application Number	Request
ZC-23-0149	A zone change request from R-E to M-1 zoning, use permit to allow office as a principal use, waiver of development standards for landscaping and driveway geometrics, and design reviews for an office building and a warehouse building with outside storage yard is a companion item on this agenda.
VS-23-0150	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 Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use designation appropriate for this location. The adjacent properties to the north and east along Jones Boulevard are zoned M-1 which is conforming to the Industrial Employment land use designation. Although some of the uses within the M-1 zoned parcels to the east are more commercial in nature such as the Dotty's Casino and convenience store/gas station, those uses provide an appropriate buffer and transition from the Industrial Employment land use designation proposed on this site to the residential subdivisions on the east side of Jones Boulevard. The M-1 zoned parcel to the southeast is developed with outside storage which is consistent with the uses allowed and intended in the Industrial Employment land use designation on the subject site. The Industrial Employment land use designation is also appropriate for this site since it is adjacent to the Union Pacific Railroad and the Arden Railyard to the west. The parcel to the south and west is designated with an Open Lands (OL) land use designation. The designation was due to the parcel being owned by the Bureau of Land Management and with future intended uses unknown. However, the parcel was recently sold to the Las Vegas Paving Corporation in 2020 which operates the sand and gravel/concrete batch plant facility farther south. The request complies with Goal EN-5 and Policy EN-5.1 of the Master Plan which promotes protecting the viability of industrial and employment areas within Enterprise, and supports the retention and expansion of light-industrial and employment areas in the Arden area of Enterprise, respectively.

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 21, 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:**Fire Prevention Bureau**

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:**

APPLICANT: OLETA JONES 2.50, LLC

CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE COURT,
HENDERSON, NV 89012

**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 May 16, 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-23-700007 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-23-601-013 from Business Employment (BE) to Industrial Employment (IE). Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard.

PASSED, APPROVED, AND ADOPTED this 16th day of May, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY