

11/07/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site.

Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-802-017 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9 (portion)/5.6 (site)

Applicant's Justification

The applicant states the request for Corridor Mixed-Use (CM) is appropriate since the site is located at the intersection of 2 major streets (Silverado Ranch Boulevard and Valley View Boulevard). The southeast corner of the same intersection is already planned for CM land uses. The southwest corner was under Resolution of Intent for C-2 zoning but has since expired. There is a dire need for commercial development in the area to meet the needs of residents. The site is no longer ideal for low density residential as the trend in the area is for more intense commercial and higher density residential. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South	Neighborhood Commercial	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0610	A zone change to reclassify a portion of the site from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews for a commercial development is a companion item on this agenda.
VS-23-0612	A request to vacate and abandon portions of rights-of-way being Silverado Ranch Boulevard, Valley View Boulevard, Schuster Street, Gary Avenue, and Hinson Street; and government patent easements is a related item on this agenda.
PA-23-700029	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a related item on this agenda.
ZC-23-0611	A zone change to reclassify the northern portion of the subject parcel and on parcels to the north and west from R-E to R-5 zoning, with waivers of development standards and design reviews is a related 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 Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use designation include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use designation appropriate for this location. The trend at the intersection of Silverado Ranch Boulevard and Valley View Boulevard has been for the establishment of C-2 zoning. The southeast corner is hard zoned C-2, while the southwest corner was approved under Resolution of Intent for C-2 zoning (NZC-20-0030 & NZC-19-0504), although those resolutions of intents have recently expired. Additionally, the site is located at the intersection of 2 major arterial streets; therefore, will be able to accommodate the higher intensity commercial use. The proposed request would allow commercial uses in an area with increasing residential development and a lack of commercial services; and thus, the request would comply with Policy 1.3.3 of the Master Plan which

encourages the integration of grocery stores, restaurants, medical offices, and other daily need services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips.

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 December 6, 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:

PROTEST:

APPLICANT: THE ARDOUR COMPANY

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**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 7, 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-23-700028 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on a portion of APN 177-19-802-017 from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY