

11/07/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

PECOS RD/OQUENDO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700030-KAVISON HOMES LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 0.8 acres.

Generally located on the southwest corner of Pecos Road and Oquendo Road within Paradise.
JG/gc (For possible action)

RELATED INFORMATION:

APN:
162-36-601-006

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8

Applicant's Justification

The applicant states that Compact Neighborhood (CN) is appropriate for the site since the area has transitioned from low density residential to higher density residential uses and commercial uses. Directly east across Pecos Road, a property that is master planned Neighborhood Commercial (NC) was recently rezoned to R-3 per NZC-22-0005. Also, on the east side of Pecos Road, there is an existing 10.3 acre, R-3 zoned apartment complex. Commercial uses also exist farther north and south along Pecos Road. CN on the subject site would allow for a more appropriate transition between the C-2 zoned Home Depot to the south and the existing R-D zoned residential subdivision to the north. If commercial uses were to be developed on the site as planned, it would negatively impact the adjacent and abutting residential uses to the west and north. 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-D	Single family residential
South	Neighborhood Commercial & Corridor Mixed-Use	R-E & C-2	Access driveway to a single family residence & Home Depot
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped & multiple family residential
West	Neighborhood Commercial	R-E	Undeveloped & single family residential

Related Applications

Application Number	Request
ZC-23-0649	A zone change to reclassify the site from R-E to R-3 zoning with waivers of development standards and a design review for a multiple family residential condominium is a companion item on this agenda.
TM-23-500131	A tentative map for an 8 unit residential condominium complex 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 Neighborhood Commercial (NC) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed CN land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use designation appropriate for this location. A property directly to the east across Pecos Road and planned for Neighborhood Commercial (NC) was rezoned last year to R-3 zoning per NZC-22-0005, which is conforming to the CN land use category. A 10.3 acre, R-3 zoned apartment complex also exists directly to the east across Pecos Road. Therefore, the proposed CN land use designation on the subject site is compatible with other developments in the area. Furthermore, CN would be an appropriate transition between the C-2 zoned home improvement store to the south and the R-D zoned single family residential subdivision to the north and across Oquendo Road. 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 particular, seek opportunities to expand “middle” housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. Additionally, the request complies with Policy 1.4.4 which

encourages in-fill development in established neighborhoods that is compatible with the scale and intensity of the surrounding area.

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:

APPROVALS:

PROTEST:

APPLICANT: KAVISON HOMES LLC

CONTACT: LIZ OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE WINCHESTER/PARADISE 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 Winchester/Paradise Land Use Plan Map by:

PA-23-700030 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-36-601-006 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located on the southwest corner of Pecos Road and Oquendo Road.

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

CLARK COUNTY PLANNING COMMISSION

By: _____

STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL

EXECUTIVE SECRETARY