

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres.

Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)

RELATED INFORMATION:

APN:

059-17-501-007; 059-17-501-008; 059-17-501-018 through 059-17-501-021

EXISTING LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 225 & 295 Raleigh Lane
- Site Acreage: 14.31
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 130 unit, single-story, multi-family residential project on approximately 14 acres. The applicant is also requesting a zone change on these parcels from RS5.2 to RM18. This zone change requires a Master Plan Amendment to the Compact Neighborhood (CN) land use category. The applicant indicates that changing the planned land use category to a higher residential category will provide for an opportunity to develop much needed new housing for Creech Air Force Base. Furthermore, the project site has frontage along Raleigh Lane and is 250 feet west of MacFarland Avenue, which is one of the main local streets in Indian Springs with easy access to the project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0212-15	Early grading - expired	Approved by PC	May 2015
WS-1725-06	Increased the height of finished floor elevations and a design review for a single-family residential subdivision within a Hillside Transition Boundary - expired	Approved by PC	January 2007
TM-500508-06	59 residential lots and 1 common element lot - expired	Approved by PC	January 2007
WS-1264-06	Off-site improvements (excluding paving), landscaping, and wall requirements - expired	Approved by BCC	October 2006
TM-500372-06	35 residential lots and 1 common element lot - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Open Lands	RS80	Undeveloped
East	Edge Neighborhood (up to 1 du/ac)	RS40	Single-family home; undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
ZC-24-0691	A zone change to reclassify this site from RS5.2 to RM18 zoning for a multi-family residential development on 14.31 acres is a companion item on this agenda.
DR-24-0692	A design review for a 130 unit, single-story, multi-family residential development is a companion item on this agenda.
VS-24-0690	A request to vacate a portion of right-of-way on this site 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Even though there are several policies within the Master Plan which supports a mix of housing options within neighborhoods, both product types and unit sizes, the request is not appropriate given the context of the area. The adjacent and abutting developed properties around this site are either zoned RS40 or RS5.2. These zoning districts are intended for larger lot single-family homes. Additionally, the site itself is located almost a mile south of US 95 which will bring heavier traffic through the town of Indian Springs that was never contemplated and the Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use category to be located along major streets and near existing services, which this site is not. For these reasons, staff finds the request for the Compact Neighborhood (CN) 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 **April 2, 2025 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Indian Springs - approval.

APPROVALS:

PROTEST:

PLANNING COMMISSION ACTION: January 21, 2025 - HELD – To 03/04/25 - per the applicant.

APPLICANT: COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C

CONTACT: CIVIL SCIENCE, 5888 W. SUNSET ROAD, SUITE 203, LAS VEGAS, NV 89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE NORTHWEST COUNTY (INDIAN SPIRINGS)
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 March 4, 2025, 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 Northwest County (Indian Springs) Land Use Plan Map by:

PA-24-700037 - Amending the Northwest County (Indian Springs) Land Use Plan Map of the Clark County Master Plan on APN's 059-17-501-007 and 059-17-501-008; and 059-17-501-018 through 059-17-501-021 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the south side of Raleigh Lane, 250 west of MacFarland Avenue within Indian Springs.

PASSED, APPROVED, AND ADOPTED this 4th day of March , 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY