

CLARK COUNTY PLANNING COMMISSION
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

In January 2020, Comprehensive Planning staff began working with a consultant (Clarion Associates) to update the County's Comprehensive Master Plan (Master Plan) and Development Code (Title 30). A series of kick-off meetings were held in June 2020 to explain the project and process, and to start soliciting initial comments. Additionally, an on-line survey was conducted to gather background information for use in drafting the Master Plan. A project website was created, www.TransformClarkCounty.com, to keep interested parties apprised of the status of the project.

At the November 16, 2021 Planning Commission meeting, the Commission adopted the Transform Clark County Master Plan which replaced the 1983 Comprehensive Master Plan, as amended.

Staff recommends that the Planning Commission authorize the Chair to sign a Resolution replacing the existing Comprehensive Master Plan with the Transform Clark County Master Plan; and direct staff accordingly.

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING THE TRANSFORM CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the Board) adopted the Clark County Comprehensive Master Plan in December 1983; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as the County), as specified by the Nevada Revised Statutes, Chapter 278.150 to 278.220 inclusive; and

WHEREAS, the unincorporated areas of Clark County, Nevada are well established, but still evolving communities as the Board directed an update of the Comprehensive Master Plan; and

WHEREAS, on November 16, 2021, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.210;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commissioners:

1. That the Clark County Planning Commission does remove and replace the existing Comprehensive Master Plan, then adopt and accept the Transform Clark County Master Plan (hereafter referred to as the Plan) with land use category descriptions, goals and policies, administrative procedures and descriptive land use maps.

2. That the Planned Land Use Categories as set forth in the Plan legends do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area, the unincorporated area's suitability for particular uses, the availability of sewer, water and other required resources, recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

3. That the stated maximum densities and intensities in no way obligate the County to approve developments at a given density or intensity including up to the maximum. It shall be the obligation of the developer to show, through sound land use planning practices and exceptional site and building design, that approval of a density or intensity up to the maximum is warranted.

4. That the Clark County Planning Commission submits the certified copy of the “Transform Clark County Master Plan”, which completely replaces the existing Clark County Comprehensive Master Plan, to the Board of County Commissioners for their endorsement, adoption, and certification.

PASSED, ADOPTED, AND APPROVED this 16th day of November, 2021.
EFFECTIVE DATE: November 29th, 2021.

CLARK COUNTY PLANNING COMMISSION

By: _____
NELSON STONE, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY