

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:

PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-32-101-008; 176-32-101-009

EXISTING LAND USE PLAN:

ENTERPRISE - OPEN LANDS

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.59
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the existing Open Lands (OL) land use category on the site is no longer consistent with the area given the fact that the Mountain's Edge community is located immediately to the north and the County is in the process of finalizing the improvements for Cactus Avenue, a 100 foot wide right-of-way, adjacent to the site. The proposed Low-Intensity Suburban Neighborhood (LN) category allows for an appropriate transition between the RS20 zoned properties to the south and the RS3.3 zoned properties to the north. The request complies with Goal EN-1 of the Master Plan which promotes maintaining large lot neighborhoods in Enterprise while accommodating the diversification of housing options over time.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A request for waivers of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential development 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**Plan Amendment

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 Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

The request for Low-Intensity Suburban Neighborhood (LN) is compatible with the surrounding area. The site is adjacent and abutting to undeveloped parcels owned by the BLM to the east, south, and west that are zoned RS20. The proposed LN land use category provides for a transition from the RS20 zoned properties to the RS3.3 zoned single family residences to the north within the Mountain's Edge community. There is also a trend in the area for privately owned land south of Cactus Avenue to be developed for other uses than what is typically allowed or found within the Open Lands (OL) land use category. Such properties have primarily been developed for single family residential development. Additionally, the site was previously approved by the Board of County Commissioners for R-D zoning (RS10 equivalent) per NZC-22-0121 in June 2022 which is conforming to the LN land use category. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

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 18, 2024 at 1:00 p.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

- 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: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS,
NV 89120

**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 21, 2024, 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-24-700004 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-32-101-008 and 176-32-101-009 from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN). Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY