

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700011-MICHAEL, JOHN T:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres.

Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2375 E. Warm Springs Road
- Site Acreage: 0.83
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate since the adjacent parcel to the east is already planned for MN land uses and an RS3.3 zoned single-family residential development with a similar density exists to the west of Topaz Street. Furthermore, the increased density in the area is appropriate since the site is located near Warm Springs Road and Eastern Avenue which provides ample public transportation opportunities and commercial and recreational services along the corridor. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure, and public services.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1264-07	Zone change to reclassify the site from R-E to CRT zoning for 2 office buildings - expired	Approved by BCC	January 2008
ZC-0116-03	Zone change to reclassify the site from CRT to CP zoning for a residential office conversion	Denied by BCC	May 2003
ZC-1859-00	Zone change to reclassify the site from R-E to CRT zoning for a residential office conversion - expired	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	RS20	Flood channel & Sunset Park
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

* Duck Creek Wash is located directly to the west and to the north across Warm Springs Road.

**Union Pacific Railroad right-of-way is located to the north of the site across Warm Springs Road.

Related Applications

Application Number	Request
ZC-25-0163	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0164	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500039	A tentative map for 5 single-family residential lots 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 Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. The adjacent property to the east is already master planned for MN uses, and the abutting single-family residential development to the west of the flood channel and Topaz Street is zoned RS3.3 which is conforming to the MN land use category. Additionally, the MN land use category allows for a transition from Warm Springs Road (an arterial street) to the Ranch Estate Neighborhood (RN) properties to the south. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) 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 May 21, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

**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 April 15, 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 Winchester/Paradise Land Use Plan Map by:

PA-25-700011 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 177-12-102-002 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY