

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700026-PACIFIC CLASSIC, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres.

Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/gc (For possible action)

RELATED INFORMATION:

APN:

126-01-702-001

EXISTING LAND USE PLAN:

LONE MOUNTAIN (LOWER KYLE CANYON) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

LONE MOUNTAIN (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.46
- Existing Land Use: Undeveloped

Applicant's Justification

The site is located within the Lower Kyle Canyon CAC area but the site is shown on the Lone Mountain Land Use Plan Map. The applicant states the surrounding area within the City of Las Vegas is experiencing an increase in residential development. The proposed Neighborhood Commercial (NC) land use category will allow for commercial uses to serve the growing residential population. Kyle Canyon Road is also a scenic gateway to the surrounding mountains where the site can provide commercial services for those passing through. The proposed plan amendment will not burden service and utility providers as there is ongoing development occurring in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	PD	Single-family residential subdivision
South	City of Las Vegas	R-TH	Undeveloped
East & West	City of Las Vegas	U(PCD)	Undeveloped

Related Applications

Application Number	Request
ZC-24-0532	A zone change to reclassify the site from RS80 to CG zoning is a companion item on this agenda.
DR-24-0534	A design review for a commercial center is a companion item on this agenda.
VS-24-0533	A vacation and abandonment for patent easements 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 Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed NC land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Neighborhood Commercial (NC) land use category for the site not compatible with the surrounding area. The parcel is surrounded by properties within the City of Las Vegas. The abutting properties to the north are part of a single-family residential subdivision within a planned community. The adjacent property to the south is zoned R-TH (Single Family Attached). The properties to the east and west are both undeveloped and zoned U-PCD (Undeveloped – Planned Community Development). Staff finds changing the land use

category on the subject site to NC may not be appropriate given that adjacent and abutting properties are either zoned for single-family residential or its use is undetermined at this time. The City of Las Vegas' 2050 General Plan shows these surrounding properties planned for Low Density Residential. Furthermore, the City's 2050 General Plan states that within the Kyle Canyon area, new shopping centers will continue to be constructed at major interchanges as the area develops in the future. Presently, commercially zoned properties in the area are located at the major interchange of U.S. Highway 95 and Kyle Canyon Road. The only other commercially zoned property in the area is located to the west at the intersection of Kyle Canyon Road and the planned Sheep Mountain Parkway. The request does not comply with Policy NW-1.1 of the Clark County Master Plan which promotes limiting future development along highways designated as Scenic Highways and Byways by Clark County or the state or federal government. Kyle Canyon Road is designated by the State as a Nevada Scenic Byway. The request also does not comply with Policy NW-1.3 which encourages balancing demand for future development along Kyle Canyon Road with the need to protect the scenic quality of this gateway to Mount Charleston and the Spring Mountains National Recreation Area. For these reasons, staff finds the request for the NC 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 December 18, 2024 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: PACIFIC CLASSIC, LLC

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE LONE MOUNTAIN 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 19, 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 Lone Mountain Land Use Plan Map by:

PA-24-700026 - Amending the Lone Mountain Land Use Plan Map of the Clark County Master Plan on APN 126-01-702-001 from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment).

PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY