

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700002-REGIONAL MARYLAND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres.

Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-34-501-002

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the request for the Compact Neighborhood (CN) land use category is appropriate since it will encourage infill development in the area and allow for the provision of diverse housing types.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential (townhomes)
East	City of Henderson	CC	Convenience store with gas pumps

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0043	A zone change from RS20 to RM18 is a companion item on this agenda.
PUD-26-0046	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
VS-26-0044	A vacation and abandonment of portions of right-of-way and government patent easements is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family attached residential subdivision (townhomes) 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 Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) 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.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The proposed Compact Neighborhood (CN) land use category will match the adjacent subdivisions to the west and south which are also planned for Compact

Neighborhood (CN) uses. The abutting properties to the north and the adjacent properties to the west and south are developed with small lot, cluster home developments and/or townhomes which are consistent with the intended uses for the Compact Neighborhood (CN) land use category that is proposed for this site. Increased density is also more appropriate for a location at the intersection of 2 arterial streets (Maryland Parkway & Cactus Avenue). The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 17, 2026 – ADOPTED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS: 4 cards

PROTEST: 13 cards, 1 letter

APPLICANT: AMANDA WILLIAMS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on March 17, 2026, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on April 22, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Enterprise Land Use Plan Map by:

PA-26-700002 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-34-501-002 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located west of Maryland Parkway and south of Cactus Avenue.

PASSED, APPROVED, AND ADOPTED this 22nd day of April, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK