

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-34-101-001 through 177-34-101-003

**EXISTING LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: NA
- Site Acreage: 8.27
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states this plan amendment is justified because it matches the surrounding area as the adjacent properties to the south and east are already planned for Mid-Intensity Suburban Neighborhood uses. The subject site is proposed for the development of a 60 lot single-family residential subdivision with a density of 7.25 dwelling units per acre. The applicant is also requesting a zone change on the 8.27 acre site from CG to RS3.3. According to the applicant, the Master Plan Amendment is intended to maintain a consistent and compatible development pattern with the abutting properties. Furthermore, the applicant states the request complies with Policy EN-1.1 which preserves the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development and standards for transitioning from higher intensity uses. The site is located along Cactus Avenue which is an arterial street. The proposed Master Plan Amendment to Mid-Intensity Suburban Neighborhood meets the Master Plan goal in that it provides a lower intensity use along Cactus Avenue that will be directly adjacent to the existing single-family residential to the south and east.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0187	Vacation and abandonment of patent easements and portions of Amigo Street and Cactus Avenue - expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from an R-E zone to a C-1 zone for a retail complex with a convenience store and gasoline station (middle parcel) - UC/WS/DR - expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development (middle parcel)	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1 lot commercial subdivision for APN 177-34-101-003 - expired	Approved by PC	March 2008
DR-1187-06	Shopping center on APN 177-34-101-003 (east parcel) - expired	Approved by PC	October 2006
TM-0696-05	1 lot commercial subdivision for APN 177-34-101-003 (east parcel) - expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from a C-P zone to a C-1 zone for a shopping center (east parcel)	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from an R-E zone to a C-1 zone (reduced to C-P) (east parcel) – expired	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from an R-E zone to a C-1 zone for a shopping center (west parcel)	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive - recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from an R-E Zone to C-P for an office building (east parcel) - expired	Approved by BCC	March 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

### Related Applications

Application Number	Request
ZC-24-0625	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
WS-24-0626	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	Vacation and abandonment patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500139	A tentative map for a 60 lot single-family residential subdivision 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 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 request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The adjacent properties to the south and east are zoned RS3.3 which is conforming to the Mid-Intensity Suburban Neighborhood land use category. There does not appear to be a demand for commercial uses along this stretch of Cactus Avenue as several properties at the corner of

Bermuda Road and Cactus Avenue are either developed or planned for commercial use. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2003, but yet remains undeveloped. 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 Mid-Intensity Suburban Neighborhood 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 January 22, 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.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**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 December 17, 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-24-700033 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-34-101-001 through 177-34-101-003 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street.

**PASSED, APPROVED, AND ADOPTED this 17th day of December, 2024.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
TIMOTHY CASTELLO, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY