

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700002-FORT APACHE LTD:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres.

Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-19-501-006 through 176-19-501-008; 176-19-501-025

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.8
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states the request to redesignate the existing land use category to Urban Neighborhood (UN) for the site is appropriate since the area is transitioning from low density residential to higher density residential and commercial uses. Additionally, the site is located along Fort Apache Road which is a heavily travelled arterial street. A multiple family residential development that the UN category allows would bring less traffic, noise, and lights than if a large commercial center were to be built on the site. The County also has a need for additional housing opportunities. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning	Approved by BCC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0852-97	Reclassified the site from R-E to C-2 zoning for a shopping center - expired	Held Indefinitely	June 1997
WT-0779-95	40 foot tall overhead transmission lines	Approved by PC	June 1995

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-24-0058	A zone change to reclassify the site from CG to RM32 is a companion item on this agenda.
WS-24-0059	A waiver of development standards and a design review for a multiple family residential development is a companion item on this agenda.
SDR-24-0060	A sign design review for signage in conjunction with a multiple family residential development is a companion item on this agenda.
VS-24-0061	A vacation and abandonment of patent easements and rights-of-way 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 to the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds that the current land use category of Corridor Mixed-Use (CM) to be more appropriate for the area than the proposed Urban Neighborhood (UN). Through nonconforming zone changes and plan amendments, the area has seen a transition from low intensity uses to higher density single family residential land uses. However, there is no residential use existing or planned in the area at the density the proposed UN land use category allows, and therefore, UN would not be compatible with the surrounding area. Additionally, the site at 10 gross acres is a viable commercial node that complements the property to the east across Fort Apache Road that was recently approved for CG zoning (NZC-23-0110). With the increase of residential properties in the vicinity, there is a need for commercial services in the area that this site can provide. The request does not comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips, and Policy EN-5.3 which promotes limiting the conversion of commercial lands for the purposes of residential development. For these reasons, staff finds the request for the UN 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 has been forwarded to the Board of County Commissioners' meeting 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: April 16, 2024 – ADOPTED – Vote: Aye: Castello, Kirk, Lee, Mujica, Stone Nay: Kilarski Absent: Frasier

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 7 cards, 1 letter

APPLICANT: THE CALIDA GROUP

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

**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 April 16, 2024, 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 May 22, 2024, 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-24-700002 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-19-501-006, 007, 008, & 025 from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Generally located on the southwest corner of Fort Apache Road and Pebble Road.

PASSED, APPROVED, AND ADOPTED this 22nd day of May, 2024.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK