

PLAN AMENDMENT
(TITLE 30)

RINGE LN/TRANGO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700035-MAXIM ROSE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

140-28-301-006; 140-28-301-008; 140-28-301-009; 140-28-301-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3

Applicant's Justification

The applicant states that Urban Neighborhood (UN) is appropriate for the subject site as it will allow for a transition between the Corridor Mixed-Use (CM) to the west and the Mid-Intensity Suburban Neighborhood (MN) to the east. The change in designation would allow efficient use of the surrounding infrastructure while providing much needed affordable housing to the area. Additionally, the change would allow for varied housing types.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

Related Applications

Application Number	Request
ZC-23-0680	A zone change to reclassify the site from R-E to R-4 zoning, with a use permit, waivers of development standards, and a design review for a townhouse planned unit development is a companion item on this agenda.
TM-23-500139	Tentative map for a 42 lot townhouse planned unit development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

Analysis

Comprehensive Planning

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) 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 the request to redesignate the site to Urban Neighborhood (UN) to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to developed R-E zoned single family residences to the north and south. UN is the most intense residential land use category in the Master Plan, and is typically accessed off of collector or arterial streets; not 60 foot wide residential local streets such as Ringe Lane. To access the subject site, potential residents would have to travel past lower density R-E, R-1, and R-2 zoned residential subdivisions. Ringe Lane also terminates into an R-2 zoned subdivision in front of the site, as Randle Heights Avenue is gated off from Betty Lane. The request does not comply with Policy 1.1.2 of the Master Plan which promotes concentrating higher density housing in areas with access to existing high-frequency transit and major employment centers. Additionally, the request to UN does not comply with Policy 6.2.1 which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses, or Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff cannot support the proposed request.

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 20, 2023 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: Sunrise Manor - denial.

APPROVALS:

PROTEST:

APPLICANT: MAXIM ROSE, LLC

CONTACT: LANDON CHRISTOPHERSON, DLC CONSULTING, 2885 E. QUAIL AVENUE, LAS VEGAS, NV 89120

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR 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 21, 2023, 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 Sunrise Manor Land Use Plan Map by:

PA-23-700035 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-28-301-006, 140-28-301-008, 140-28-301-009, & 140-28-301-010 from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment).

PASSED, APPROVED, AND ADOPTED this 21st day of November, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY