

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; 176-15-801-035

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7030 W. Pebble Road (multiple addresses)
- Site Acreage: 12.9
- Existing Land Use: Undeveloped and existing homes

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for development of a 97 lot single-family residential subdivision with a density of 7.51 dwelling units per acre. The applicant is requesting a zone change on the 12.9 acres from CM and RS20 to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the Master Plan Amendment is intended to maintain a consistent and compatible development pattern with the abutting subdivisions to the north and south of this site. Furthermore, the applicant states most of the subject area has been zoned for commercial purposes since at least 2009, yet remains undeveloped and not a practical fit for the area.

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests - APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacated right-of-way easement - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres of this site to C-2 zoning, and a design review for a proposed shopping center	Approved by BCC	November 2009

Prior Land Use Requests - APN 176-15-801-035

Application Number	Request	Action	Date
ZC-1600-00	Reclassified 2.2 acres of this site to C-2 zoning for a plant nursery and small equipment rental facility.	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	C-P & CG	Day care & pre-school facility; mini storage; & convenience store with gas pumps
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Developing single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-24-0741	A zone change from CG and RS20 to RS3.3 is a companion item on this agenda.

Related Applications

Application Number	Request
WS-24-0739	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 single-family residential lots 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 Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) 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 abutting properties to the north and south 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 Rainbow Boulevard as several parcels just south of here are either developed or planned for commercial uses along Blue Diamond Road. Furthermore, most of the subject area has been zoned for commercial purposes since at least 2009, 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 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: February 4, 2025 – ADOPTED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 3 cards

PROTEST: 6 cards, 1 letter

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE ENTERPRISE 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 February 4, 2025, 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 March 5, 2025, 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-24-700041 -Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-15-801-012, 013, 023, 024, 034, & 035 from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____

TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK