

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-22-900354: Discuss the land use plan amendment and zone boundary amendment processes, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Nonconforming zone boundary amendments are processed by the Department when an applicant proposes a zoning district not consistent with the adopted Master Plan land use plan map and, if within 2 years of adoption of the land use plan map, only after authorization from the Commissioner in whose district the property is located is received. If a nonconforming zone boundary amendment is approved, the application is subject to a resolution of intent which means the zoning reclassification is conditional and upon completion of the approved project staff will prepare an ordinance to officially change the zoning. Unless an extension of time is requested, the time given to complete a project is 3 years. Conforming zone boundary amendments, on the other hand, are consistent with the adopted Master Plan land use plan map and, shortly after approval, an ordinance is prepared to officially change the zoning.

Amendments to the Master Plan are processed by the Department when an applicant proposes to change a land use designation on the land use plan map and only after authorization from the Commissioner in whose district the property is located is received. If a land use plan map amendment is approved, the land use plan designation is considered to be officially changed and any resulting zone boundary amendment will be reviewed for conformance with that land use plan designation.

In 2020, the Department of Comprehensive Planning launched Transform Clark County to establish a cohesive, countywide vision for the future and an actionable strategy to achieve that vision. Transform Clark County resulted in the rewrite of the County's Master Plan, adopted November 2021, and a rewrite of Title 30 is currently underway. One of the goals of Transform Clark County was to align the land use designations shown on the Master Plan land use maps with appropriate and compatible zoning districts. This goal addresses what the Department heard from stakeholders, and utility and service providers, who were looking for more predictability in land use planning and zoning in Clark County.

Moving forward, staff recommends processing amendments to the Master Plan land use plan maps concurrently with a conforming zone boundary amendment versus continuing to process nonconforming zone boundary amendments. This change in process will aide in meeting one of the goals of the Master Plan by bringing the Master Plan land use plan maps and zoning into alignment with one another.

Staff requests the Board discuss and direct staff accordingly.

Cleared For Agenda
06/08/22