

1/17/23 PC AGENDA SHEET

PLAN AMENDMENT
(LAND USE MAP)

DECATUR BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed-Use (CM) on 3.8 acres.

Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley. MN/gtb (For possible action)

RELATED INFORMATION:

APN:

163-36-801-008; 163-36-801-014; 163-36-801-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Vacant parcels without plans

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) for 3 vacant parcels with no proposed development plans. The project site has frontage along Decatur Boulevard, an arterial street, and Post Road, a local street.

Applicant's Justification

The applicant states this request for a Master Plan Amendment from BE to CM for all 3 parcels, along with a zone change from R-E to C-2 for 2 of the 3 parcels (northernmost parcel is currently zoned C-2), is in keeping with the surrounding area. The applicant also notes that Decatur Boulevard has developed into a commercial corridor and the CM designation would provide for an ideal transition to existing industrial uses to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-19-700003	Annual Spring Valley Plan Amendment reclassified APN 163-36-801-014 to Commercial General	Approved by BCC	February 2020
ZC-0814-05	Reclassified to C-2 zoning to reinstate ZC-1469-00 approval that expired for cab operations on adjacent parcels	Approved by BCC	July 2005
WC-0162-02	Waiver of conditions to require right-of-way dedication for Edmond Street	Approved by BCC	July 2002
ZC-1469-00	Reclassified to M-D and C-2 zoning for a convenience store, taxi staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Motorcycle dealer
South	Business Employment	C-2	Restaurant
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-1	Freight distribution facility

Related Application

Application Number	Request
ZC-22-0648	A zone change to reclassify the site from C-2 and R-E zoning to C-2 zoning for future commercial uses 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

Current Planning

Applicable Master Plan Policies

Corridor Mixed-Use is identified in the Master Plan with the following applicable characteristics:

Primary Land Uses

- Mix of retail, restaurants, offices, service commercial, entertainment, and other professional services.

Characteristics

- Provides opportunities for moderate density development that serves nearby neighborhoods as well as the broader community.
- Reinvestment in or redevelopment of existing single use, auto-oriented centers is encouraged for greater diversity and intensity of uses along major corridors over time.
- Mix and intensity of uses will vary by location.

- Concentrating higher intensity uses and a mix of uses near transit-stops is encouraged to support regional transit investments (transit-oriented development) and area-specific plans.

Plan Amendment

The current uses in the surrounding area include a mix of restaurants, offices, service commercial, light industrial, and other professional services. Surrounding uses to the north immediately across Post Road and south of the site are already zoned C-2 (existing motorcycle dealer to the north and restaurant to the south). C-2 zoning is also located to the south, past Sunset Road towards the 215 Beltway. Across Decatur Boulevard, to the east, is existing C-2 and R-E zoning. Immediately to the west along the south side of Post Road is an existing freight distribution facility zoned M-1.

The northernmost of the 3 parcels under review in this application (at the southwest corner of Decatur Boulevard and Post Road) is zoned C-2 while the 2 southernmost parcels on this site are currently zoned R-E.

The nearest Corridor Mixed-Use (CM) is currently located approximately three-fourths of a mile to the southwest at the northeast corner of Sunset Road and Jones Boulevard.

Staff believes this to be a reasonable request as it closely identifies with the Corridor Mixed-Use primary land uses and characteristics as identified in the Master Plan. It also continues a trend toward increased commercial mixed-use intensities along this portion of Decatur Boulevard.

Staff finds the request for the Corridor Mixed-Use (CM) land use designation 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 February 22, 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)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTEST:

APPLICANT: DECATUR POST, LLC

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE CLARK COUNTY LAND USE MAP –
SPRING VALLEY OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan (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 long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on January 17, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commission: That the Planning Commission does adopt and amend the *Clark County Land Use Map - Spring Valley* by:

PA-22-700006 - Amending the *Clark County Land Use Map – Spring Valley* of the Master Plan APNs 163-36-801-008, 163-36-801-014, and 163-36-801-015 from BE (Business Employment) to CM (Corridor Mixed-Use). Generally located on the southwest corner of Decatur Boulevard and Post Road.

PASSED, ADOPTED, AND APPROVED this 17th day of January, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVE KIRK, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY