

03/07/23 PC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres.

Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action)

RELATED INFORMATION:

APN:

176-21-201-028

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Commercial center (restaurants) with drive-thru services and outside dining areas

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) for a proposed 2 building commercial development. The project site has frontage along Blue Diamond Road, an arterial street.

Applicant's Justification

The applicant states this project is an in-fill development and complies with Countywide Goal 6.1 [CC Master Plan page 61] and related policies that support coordinated patterns of development, including policy 6.1.6 [CC Master Plan page 62] that encourages in-fill development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
East	Neighborhood Commercial	C-1	Medical office

Related Applications

Application Number	Request
ZC-23-0004	A zone change to reclassify the site to C-1 zoning for a proposed commercial center is a companion item on this agenda.
TM-23-500001	A tentative map for a 1 lot commercial subdivision on 1.4 acres 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

Neighborhood Commercial is identified in the Master Plan with the following characteristics:

Primary Land Uses

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

Characteristics

- Provides opportunities for compact nodes of low intensity retail, services, and offices that serve residents of the immediate neighborhood(s).
- Pedestrian and bicycle friendly site layout with direct connections to adjacent uses and designated bicycle and pedestrian routes between bus stops, sidewalks along major streets, and entrances of commercial businesses.
- Building heights typically range from 1 to 2 stories but may be up to 3 stories in some locations.
- Siting is encouraged where access to transit exists or is planned.
- Scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility.

Plan Amendment

The current uses in the surrounding area are a mix of higher density residential, offices, service commercial, and other professional services.

Staff believes this is a reasonable request as it closely identifies with the Neighborhood Commercial land uses and characteristics in the area as identified in the Master Plan. It also

follows a pattern of increased commercial intensities along this portion of the north side of Blue Diamond Road. Staff finds the request for the Neighborhood Commercial (NC) 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 April 5, 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY

CONTACT: JAY BROWN/LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 (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 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 Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on March 7, 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 that the Clark County Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-23-700001 - Amending the Enterprise Land Use Map of the Master Plan on APN 176-21-201-028 from Compact Neighborhood (CN) to Neighborhood Commercial (NC). Generally located on the north side of Blue Diamond Road, 300 west of Cimarron Road within Enterprise.

PASSED, APPROVED, AND ADOPTED this 7th day of March, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY