

12/05/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

UPDATE
DESERT INN RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700016-WY INVESTMENTS LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres.

Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

RELATED INFORMATION:

APN:
163-09-412-027

LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5

Applicant's Justification

The applicant states the request is compatible with the surrounding area since the Urban Neighborhood (UN) designation would be an ideal buffer between the commercial uses to the south and west, and the residential uses to the north and east. Additionally, the UN designation is appropriate since the site is located near 2 major streets, Desert Inn Road and Durango Drive, and the commercial center that the site is located in has struggled over the years where a higher density residential use can bring more business to the area. There is a need for higher density multiple family residential in-fill projects throughout Spring Valley and the Las Vegas Valley. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0603	Reclassified the site from C-2 to R-3 zoning for an attached single family residential planned unit development (townhomes)	Approved by BCC	September 2018
TM-18-500141	83 attached single family residential planned unit development lots - expired	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-3 & C-2	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	C-2	Commercial center

Related Applications

Application Number	Request
ZC-23-0288	Zone change to reclassify the site from R-3 to R-5 zoning, with waivers and design reviews for a multiple family residential 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 Compact Neighborhood (CN) (up to 18 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). Intended primary land uses in the proposed Urban Neighborhood land use designation 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 an existing R-2 zoned single family residential subdivision to the north that is planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) uses. The nearest property currently designated UN is over 1.75 miles away. The nearest R-5 zoned property is over 2 miles away. Existing R-4 zoned properties are nearly a mile away, and those properties are separated from single family residential developments by public rights-of-way.

Staff finds the current Compact Neighborhood (CN) designation to be more appropriate for the site, as the CN designation provides a more suitable transition and buffer from the adjacent R-2 zoned subdivision to the north to the adjacent C-2 zoned properties to the south and west. Additionally, the adjacent and existing multiple family development to the east is zoned R-3 and planned CN. Pursuant to Title 30 (Table 30.44-1), multiple family residential in the C-2 zone is only permitted as a mixed-use development at a maximum density of 18 du/ac. Therefore, the CN designation at up to 18 du/ac would be more appropriate adjacent to any potential multiple family residential on the C-2 zoned properties to the south and west. The request to UN does not comply with Policy 6.2.1 of the Master Plan 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 **January 3, 2024 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: Spring Valley - denial.

APPROVALS: 3 cards

PROTEST: 23 cards, 1 letter

PLANNING COMMISSION ACTION: July 18, 2023 – HELD – To 08/01/23 – per the applicant.

PLANNING COMMISSION ACTION: August 1, 2023 – HELD – To 08/15/23 – per the applicant.

PLANNING COMMISSION ACTION: August 15, 2023 – HELD – To 09/05/23 – per the applicant.

PLANNING COMMISSION ACTION: September 5, 2023 – HELD – To 10/03/23 – per the applicant.

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 11/07/23 – per the applicant.

PLANNING COMMISSION ACTION: November 7, 2023 – HELD – To 11/21/23 – per the applicant.

PLANNING COMMISSION ACTION: November 21, 2023 – HELD – To 12/05/23 – per the applicant.

APPLICANT: WY INVESTMENTS, 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 SPRING VALLEY 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 December 5, 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 Spring Valley Land Use Plan Map by:

PA-23-700016 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-09-412-027 from Compact Neighborhood (CN) to Urban Neighborhood (UN). Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY