

PLAN AMENDMENT
(TITLE 30)

UPDATE
SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700032-SUNSET INTERCHANGE, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action)

RELATED INFORMATION:

APN:

176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014; and 176-05-101-015

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

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

BACKGROUND:

Project Description

General Summary

Site Address: 9205 W. Sunset Road

Site Acreage: 9.6

Applicant's Justification

The applicant states that the surrounding area is a mix of commercial and residential developments with variations in intensity and density. Redesignating the site to Compact Neighborhood will not have an adverse impact on the abutting properties and will allow for a residential development that is consistent and compatible with the abutting properties. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0536	Vacated and abandoned easements and rights-of-way	Approved by PC	October 2023

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500201	Single family residential subdivision on the southern portion of the site	Approved by BCC	March 2022
TM-21-500204	Single family residential subdivision on the norther portion of the site	Approved by BCC	March 2022
NZC-21-0721	Reclassified the southern portion of the site from R-E to RUD zoning with waivers to reduce street intersection off-set and allow modified driveway design standard	Approved by BCC	March 2022
NZC-21-0727	Reclassified the northern portion from C-1 and C-2 to R-2 zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0644	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2018
ZC-04-0092	Reclassified a portion of the site from R-E to C-2 zoning	Approved by BCC	February 2004
ZC-02-1549	Reclassified a portion of the site from R-E to C-1 & C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Public Use	C-1 & C-2	Undeveloped & Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-3 & R-4	Multiple family residential & undeveloped
West	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Single family residential & office complex

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

Related Applications

Application Number	Request
ZC-23-0672	A zone change to reclassify the site to an RUD zone for a single family residential development is a companion item on this agenda.
TM-23-500135	A tentative map for a single family residential subdivision 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 Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). The intended primary land uses in the proposed CN land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood servicing public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The site is adjacent to single family residential developments to the west and south. There is a multiple family residential development currently under construction to the east of this site and an undeveloped parcel to the east that has been approved for another multiple family residential development. To the north and west are existing and planned commercial developments. The proposed Compact Neighborhood designation of this site would allow for residential development that transitions between more intense and dense developments to the north and east to the less intense and dense developments to the south and west.

The request is consistent with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request is also consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. The request to CN complies 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. Staff finds the request to redesignate the site to Compact neighborhood (CN) land use category appropriate for this location.

Department of Aviation

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

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 **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:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTEST: 3 cards

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

APPLICANT: KB HOME

CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE CT, HENDERSON, NV 89012

**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-23-700032 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APNs 176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014 through 176-05-101-015 from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN)). Generally located on the southwest corner of Sunset Road and Quarterhorse Lane.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY