

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700044-DIAMOND CACTUS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres.

Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-26-401-003; 176-26-401-004

EXISTING LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that Industrial Employment (IE) is ideal for the site since it is located near arterial transit routes being Cactus Avenue and Rainbow Boulevard. The site is currently planned Business Employment (BE) and zoned M-D. The site is located along Cactus Avenue and Rainbow Boulevard, both of which are heavily travelled arterial streets. IE is appropriate as the area is mostly planned Open Lands, but more importantly the properties immediately west of the site are zoned M-1. The parcels are adjacent to the Union Pacific Railroad, also immediately to the west of the site. Moreover, the site sits just north of the elevated portion of the Cactus Avenue overpass. Finally, just northwest of the site is a Clark County Public Works storage yard. Therefore, the trend is for industrial uses and this plan 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-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Clark County Public Works storage yard
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0823	A zone change to reclassify the site to M-1 zoning with waivers and a design review for an equipment rental facility with a warehouse and outside storage as a principal use is a companion item on this agenda.
VS-23-0824	A request to vacate easements and right-of-way on this site is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment: 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use category include manufacturing and heavy industry. Supporting land uses include manager’s office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use category is appropriate for this location. There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use category. IE is also appropriate for the site since the property is located next to the Union Pacific Railroad where industrial uses with low density of people is encouraged. Therefore, the request 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. 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. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads.

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 March 6, 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:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE COUNTY 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 February 6, 2024, 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 Enterprise Land Use Plan Map by:

PA-23-700044 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-26-401-003 & 176-26-401-004 from Business Employment (BE) to Industrial Employment (IE). Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY