

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700039-BD EQUITIES, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres.

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

RELATED INFORMATION:

APN:

177-18-303-006; 177-18-303-048; 177-18-303-050

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

ENTERPRISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.7
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that a change in the land use plan to Business Employment (BE) satisfies the requirements set forth in Table 30.12-1, subsection h. According to the applicant a grade level office/warehouse project (with no high doors) will be compatible with other commercial projects along Blue Diamond Road. The site is master planned for Commercial Neighborhood (CN) uses which is primarily a mix of retail, restaurant, offices, and other service commercial uses. The applicant attempted to obtain a curb cut for a commercial driveway on Blue Diamond Road through the application process with NDOT and their application was rejected. Without the driveway located on Blue Diamond Road, the applicant believes the site is not positioned well for CN. One of the adjacent uses to the north is service commercial (tire center) in the CN designation, which could also be placed in the BE land use designation. As with many CN uses in the BE category are allowed through the approval of a use permit request. Therefore, the proposed development is no more intense than CN or CM. Additionally, the proposed amendment will not have substantial or undue adverse effects on adjacent properties and the site will be adequately served by public improvements, facilities, and services.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	C-2	Convenience store with gasoline sales, tire center, Blue Diamond Road
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Neighborhood Commercial	H-2 & R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Shopping Center

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

Related Applications

Application Number	Request
ZC-23-0767	A zone change to reclassify the site to M-D zoning with waivers and a design review for an office/warehouse complex is a companion item on this agenda.
VS-23-0768	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 Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the surrounding area. The site is abutting an R-E (RNP-I) Ranch Estate Neighborhood to the south and is directly northeast of an existing R-2 single family residential subdivision. There are currently no industrial zoned or planned uses in the area. The nearest

industrial zoned property is over a third of a mile away to the north at the intersection of Windmill Lane and Arville Street.

The request to BE 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. The request is also not 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 BE uses should be concentrated near airports, major transportation corridors, and railroads. For these reasons, 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 **February 21, 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, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTEST: 3 cards

PLANNING COMMISSION ACTION: January 2, 2024 – HELD – To 02/06/24 – per the applicant.

APPLICANT: BD EQUITIES

CONTACT: MIKE BROWN, LM CONSTRUCTION CO., 7115 BERMUDA RD, LAS VEGAS, NV 89119

**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-23-700039 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-18-303-006, 177-18-303-048, and 177-18-303-050 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located on the west side of Arville Street and the north side of Cougar Avenue 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