

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700048-MKAT CAPITAL GROUP, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.3 acres.

Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-301-014

EXISTING LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request to Business Employment (BE) for the site is appropriate since there is a place of worship to the north, commercial properties to the west, a recently approved warehouse development (NZC-22-0496) 330 feet to the south, and Department of Aviation (DOA) owned land immediately to the east and south. DOA controlled land is typically auctioned off and is deed restricted against residential uses. Therefore, it is possible the land immediately adjacent to the site will not develop as residential in the future. Considering the current status of neighboring properties, a low-density residential use is no longer practical for the site. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400004 (NZN-18-0813)	Second extension of time to reclassify the site from R-E to C-P zoning for a major training facility and office complex	Denied by BCC	March 2023
ADET-22-900001 (NZN-18-0813)	First extension of time to reclassify the site from R-E to C-P zoning for a major training facility and office complex subject until January 23, 2023 to complete	Approved by ZA	February 2022
NZN-18-0813	Reclassified the site from R-E to C-P zoning for a major training facility and office complex subject to a resolution of intent to complete in 3 years	Approved by BCC	January 2019
NZN-0558-07	Reclassify the site from R-E to C-P zoning for an assisted living facility - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (AE-60 & CMA)	Place of worship
South & East	Open Lands	R-E (AE-60 & CMA)	Undeveloped
West	Corridor Mixed-Use	C-2 (AE-60 & CMA)	Mini-warehouse facility

Related Applications

Application Number	Request
ZC-23-0838	Zone change to reclassify the site from R-E to M-D zoning with a use permit, waivers of development standards, and design reviews for a proposed office/warehouse facility is a companion item on this agenda.
VS-23-0839	A request to vacate and abandon government patent easements, a streetlight and utility easement, and a portion of right-of-way being Santa Margarita Street 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 Ranch Estate Neighborhood (RN) 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 that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. The area has experienced a change with the approval of M-D zoning (NZC-22-0496) on the northeast corner of Santa Margarita Street and Post Road. The parcel between the subject site and the parcel on the northeast corner of Santa Margarita Street and Post Road is owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. The property to the north of the subject site is developed as a place of worship, and therefore, all of the properties on the east side of Santa Margarita Street between Post Road and Patrick Lane will not be developed with residential uses. Additionally, the parcel to the east of the site is also owned by the Department of Aviation and subject to the same deed restrictions. Thus, the designation of RN is no longer practical for the site. The proposed designation of BE is in harmony with the recently approved M-D zoning farther to the south. The request also complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the CC 215 is nearby to the south. For these reasons, staff finds the request for the BE land use category 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 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: MKAT CAPITAL GROUP, LLC

CONTACT: LIZ OLSON, 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 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 Spring Valley Land Use Plan Map by:

PA-23-700048 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-35-301-014 from Ranch Estate Neighborhood (RN) to Business Employment (BE). Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY