

COMMERCIAL DEVELOPMENT
(TITLE 30)

UPDATE
ROBINDALE RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700038-DURANGO ROBINDALE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 0.8 acres.

Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:
176-09-301-008

PROPOSED LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

General Summary
Site Address: N/A
Site Acreage: 0.8

Applicant’s Justification

The applicant states that the request is consistent with the overall intent of the Master Plan and the proposed tavern use will complement the neighboring commercial development to the north. Located adjacent to a partially developed commercial center on the corner of an arterial road, a planned land use category of CM is compatible with the surrounding uses. The site is largely surrounded by public facilities, commercial uses, and single family residential properties buffered by Durango Drive to the west. Lastly, the applicant indicates the subject property is adjacent to public transportation, which is an appropriate location as described within policies of the Master Plan for such commercial designations as Corridor Mixed-Use.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400032 (UC-19-0867)	First extension of time for a vehicle wash	Approved by BCC	April 2022
UC-19-0867	Vehicle wash	Approved by BCC	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0565-15	Reclassified this parcel to C-1 zoning for an access drive aisle to the adjacent parcel to the north which is developed with a convenience store with gas pumps, and site landscaping	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Public Use	C-1 & P-F	Commercial center, mini-warehouse, soccer fields & parking lot
South & East	Public Use	P-F	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential (Rhodes Ranch)

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

Related Applications

Application Number	Request
ZC-23-0744	A zone change to reclassify this site to C-2 zoning for a proposed tavern with associated use permits, waivers, and design review 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 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 Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as

public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Over the past 15 years, commercial development along this section of Durango Drive has seen rapid growth based on the increasing residential development in this part of the Valley. Multiple commercial zone changes, both north and south of the subject site, have occurred for higher intensity commercial uses. The adjacent properties to the north are developed with the following uses: convenience store, gasoline station, and mini-warehouse. The adjacent property to the west is part of a larger regional park with soccer fields and a parking lot, and the abutting property to the south is an undeveloped portion of the regional park. Therefore, redesignating the site to CM is in line with the uses established in the area.

The request to CM 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 also conforms to Policy 2.3.6 of having access to services in locations that have or are planned for high frequency transit. Staff finds the request to redesignate the site to Corridor Mixed-Use (CM) land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: January 2, 2024 – ADOPTED – Vote: Unanimous

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST: 3 cards

APPLICANT: DURANGO ROBINDALE, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on January 2, 2024, the Clark County Planning Commission adopted an amendment to the Spring Valley Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on February 7, 2024, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Spring Valley Land Use Plan Map by:

PA-23-700038 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 176-09-301-008 from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM). Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley.

PASSED, APPROVED, AND ADOPTED this 7th day of February 2024.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK