

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0294-GYPSUM RESOURCES LLC:

AMENDED ZONE CHANGE on approximately 2,010 acres (previously notified as 2,400 acres) to **1**) reclassify from an R-U (Rural Open Land) Zone to an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village-Mixed-Use) Zone; and **2**) establish a P-C (Planned Community) Overlay District.

Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - MAJOR PROJECTS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2,010 (approx.)

The request is to consider a zone change to amend the zoning district map and to establish an overlay district. The zone change is the next steps in the Major Project process, after consideration of a Public Facilities Needs Assessment, Specific Plan, and Plan Amendment.

Applicant's Justification

The applicant states the requested zoning districts correspond to the distinct character areas of the property as described in the Gypsum Reclamation Specific Plan. These character areas include Village Core Zones, General Zones, and Edge Zones.

The following further describes the request:

Village Core Zones (Village 1): Urban Village (Mixed-Use) District

The Urban Village (Mixed-Use) District is intended to accommodate a mixture of residential, commercial/employment, and recreational uses typical of a vibrant village core as described in the Gypsum Reclamation Concept Plan and Specific Plan. An array of residential uses and

housing types, employment, commercial, recreation and open space, and community and cultural facilities are all elements included within this district. The design and character of the district anticipates a high level of interaction between the different categories of land uses within a pedestrian-friendly, walkable environment. The vision for development of this district is to have the community serving uses towards the center of the village, decreasing in density and intensity of use towards the edges of the village.

General Zones (Village 2): Medium Density Residential District

The R-2 (Medium Density Residential) District provides for the development of compact single-family and 2-family residential uses within the neighborhoods.

Edge Zones (Village 3): Single-Family Residential District

The R-1 (Single-Family Residential) District provides for the development of a wide array of single-family detached residential uses within the neighborhoods. Within this district, low density single-family detached homes blend in with the natural edges of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-11-0468	Gypsum Reclamation Specific Plan	Approved by BCC	June 2024
MP-11-0469	PFNA for the Gypsum Reclamation Specific Plan	Approved by BCC	June 2024
WC-18-0232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring right-of-way approval from the Bureau of Land Management (BLM) for primary access is required prior to approval of Specific Plan	Approved by BCC	June 2024
UC-22-0453	429 lot single-family planned unit development on 671 acres	Approved by BCC	October 2022
TM-22-500161	429 single-family residential lots on 671 acres	Approved by BCC	October 2022
UC-21-0280	280 lot single-family planned unit development on 563 acres	Approved by BCC	August 2021
TM-21-500083	280 single-family residential lots on 563 acres	Approved by BCC	August 2021
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159; waiver of conditions #2 was denied	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn by the applicant	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0099-11 (MP-0313-11)	Waiver of condition of a Concept Plan requiring 1) no access onto Highway 159 and 2) right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan	Withdrawn by applicant	February 2012
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado	Withdrawn by applicant	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities and Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped & mining operations
South	Industrial	R-U	Gypsum processing plant
West	Public Facilities and Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
PA-24-700013	A Plan Amendment to redesignate the existing land use categories to Major Projects (MP) for a master planned community on approximately 2,010 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

If this request is approved, 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GYPSUM RESOURCES, LLC

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