

COMPREHENSIVE PLAN (MAP) AMENDMENT
(TITLE 30)

PEBBLE RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-21-700001-LH VENTURES, LLC:

PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone.

Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

RELATED INFORMATION:

APN:

176-22-501-025

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Project Type: Comprehensive Plan map (Clark County Trail Map - Las Vegas Valley) amendment

Overview

The applicant requests to delete the existing equestrian trail alignment on Belcastro Street between Pebble Road and Agate Avenue from the Clark County Trail Map - Las Vegas Valley. This map was initially adopted by the Board of County Commissioners in 2007, and the current version was adopted in 2011. The applicant also requests to add new equestrian trail alignments on Pebble Road between Tenaya Way and Belcastro Street, and on Tenaya Way between Pebble Road and Agate Avenue on the Clark County Trail Map - Las Vegas Valley.

Applicant's Justification

According to the applicant, they are proposing to re-route a portion of the trail alignment to run along Agate Avenue, then north along Tenaya Way to Pebble Road, east on Pebble Road to Belcastro Street. This would maintain the equestrian trail corridor within the RNP neighborhood

and allow for the development of the proposed residential subdivision. This request will not have a negative impact to the neighborhood and will preserve the character of the RNP.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of a parcel to the west of this site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the parcel to the west of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Advanced Planning

The first part of the request is to remove the existing equestrian trail alignment (which travels through the subject site) on Belcastro Street between Pebble Road and Agate Avenue. The second portion is for the approval of 2 new equestrian trail alignments. The new alignments are

on Pebble Road between Tenaya Way and Belcastro Street, and on Tenaya Way between Pebble Road and Agate Avenue. The proposed Tenaya Way alignment is parallel to and the same length (about 1,200 feet) as the existing alignment on Belcastro Street. The Tenaya Way alignment would replace the existing trail on Belcastro Street. The trails are part of the existing North Blue Diamond RNP Area 5 mile equestrian trails network, and these sections of trail are currently marked with horse crossing signage.

The proposed Pebble Road alignment would connect the existing trail on Belcastro Street to the proposed trail on Tenaya Way. This would add additional trail length (about 285 feet) to the trail network. The proposed new alignments are not significantly farther from the existing alignments and provide connections to these alignments. However, the proposed alignments are on an arterial street (Pebble Road) and a collector street (Tenaya Way) as identified in the Comprehensive Master Plan Transportation Element. This conflicts with a Trails Policy in the Comprehensive Master Plan Recreation and Open Space Element, which states:

- In urban RNP areas, locate equestrian trails on streets built to rural standards and discourage development of equestrian trails on arterial and collector streets.

Although both streets are currently built to rural standards, their classifications as a collector and an arterial are indications that full street improvements could occur in the future. This would render an equestrian trail on those streets incompatible with the surrounding area. In response to the applicant's justification, this would not maintain the equestrian trail corridor within the RNP area nor would it preserve the character of the RNP area.

Equestrian trail siting involves approving trail alignments that best serve the surrounding community by integrating the trails into the neighborhood. One factor utilized in integrating the trails is determining a good fit with the existing and planned land uses. Preferred trail siting is at the perimeter of developments, which enhances the recreational value of the trails. Equestrian trails by design are best utilized adjacent to rural neighborhoods such as the area surrounding the subject property.

Due to the street designations where the new equestrian trail alignments are proposed, and the potential for decreased recreational value of the trails, staff finds the request for the County trail map amendment is not appropriate. Therefore, staff cannot support this request.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: June 15, 2021 – APPROVED – Vote: Unanimous
Absent: Kilarski, Frasier

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTEST: 7 cards, 1 letter

PLANNING COMMISSION ACTION: May 18, 2021 – HELD – To 06/01/21 – per the applicant.

PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 06/15/21 – per staff.

APPLICANT: KB HOME LAS VEGAS, INC

CONTACT: THE WLB GROUP, INC., 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118