

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM (CP-0978-11)

ISSUE:	Amendment to the Enterprise Land Use Plan
PETITIONER:	Nancy Lipski, Director, Department of Comprehensive Planning
RECOMMENDATION:	That the Enterprise Town Advisory Board holds a public meeting on an amendment to the Enterprise Land Use Plan and takes appropriate action.

FISCAL IMPACT:

None by this action.

BACKGROUND:

In April 2003, the Clark County Board of County Commissioners directed the Department of Comprehensive Planning to update ten of the County's Land Use Plans once every five years. The Enterprise Land Use Plan was selected by the Board as being one of the plans to be updated during the 2008-2009 calendar years and was adopted on September 2, 2009. As part of the update process, if there is a need, one amendment per year may be made after the date of adoption.

At this time it has been determined that there may be a need for an amendment to the Enterprise Land Use Plan. The County has received 8 requests to be considered as follows:

1. PA-0002-11
APN 176-17-801-019 (SB)
From PF (Public Facility) & RS (Residential Suburban) to PF (Public Facility) and RH (Residential High)
Generally located on between Wigwam Avenue and Pebble Road and between Durango Drive and Ft. Apache Road
2. PA-0003-11
APN 176-34-611-017 thru 024, 028 thru 035 and 047 (SB)
From RS (Residential Suburban) and MDP (Major Development Project) to MDP (Major Development Project)
Located east of Tenaya Way (alignment) and south of Levi Way (alignment) in Mountains Edge
3. PA-0004-11
APN 176-21-201-001 (SB)
From CG (Commercial General) to RUC (Residential Urban Center)
Located on SE corner of Durango Drive and Agate Avenue
4. PA-0005-11
APN 177-33-403-001 thru 007 (SS)
From CN (Commercial Neighborhood) to RS (Residential Suburban)
Located on between Starr Avenue and Terrill Avenue and between Giles Street and Haven Street
5. PA-0006-11
APN 177-21-801-002 (SS)
From CG (Commercial General) to RS (Residential Suburban)
Located on the north side of Silverado Ranch Boulevard between Gillespie Street and Bermuda Road

6. PA-0007-11
APN 177-28-803-007, 008 and 014 (SS)
From CN (Commercial Neighborhood) and RL (Residential Low) to RS (Residential Suburban)
Generally located on the west side of Bermuda Road between Cactus Avenue and Rush Avenue

7. PA-0008-11
APN 177-28-201-005, 008, 009, 014, 020, 022 thru 025; 177-28-302-002, 003, 004, 006, 016, 017, 018 and 033 thru 036; and 177-28-311-001 thru 003 (SS)
From OP (Office Professional) to RS (Residential Suburban)
Located between Le Baron Avenue (alignment) and Frias Avenue and between Giles Street and Rancho Destino Road

8. PA-0012-11
APN 176-02-801-001, 002 and 008 thru 018 (SS)
From BDRP (Business and Design Research Park) and RUC (Residential Urban Center) to RS (Residential Suburban)
Located between Jones Boulevard and Torrey Pines Drive on the north side of Warm Springs Road

On November 2, 2011, the Board of County Commissioners directed staff to include eight proposals for a potential amendment to the Enterprise Land Use Plan. It is recommended that the Enterprise Town Advisory Board hold a public meeting and take appropriate action. After the review at the Town Advisory Board, the amendment will be heard at the Clark County Planning Commission and then at the Board of County Commissioners for possible adoption of any or all of the change requests. As such, the attached amendment to the Enterprise Land Use Plan fulfills the requirements of Section 30.12.040(3) of the Clark County Unified Development Code.

ENTERPRISE Annual Amendment 2011

1. PA-0002-11

APN 176-17-801-019 (SB)

From PF (Public Facility) and RS (Residential Suburban) to PF (Public Facility) and RH (Residential High)

Generally located on Pebble Road between Wigwam Avenue and Pebble Road and between Durango Drive and Ft. Apache Road.

While the Enterprise Land Use Plan was being updated in 2008 and 2009 a public facilities plan (the Durango-Blue Diamond Public Facilities Plan) was also being prepared. The land use plan preceded the public facilities plan and was adopted reflecting one of the alternatives. The preferred alternative for the public facilities plan came forth after the Enterprise Land Use Plan had entered into the adoption process. This request by staff is to amend the Enterprise Land Use Plan to reflect the preferred alternative as shown in the Durango-Blue Diamond Public Facilities Plan Summary report dated August 3, 2009.

If adopted the plan will provide the following:

- 20 acres for a neighborhood park
- 10 acres for an elementary school
- 13 acres for a second elementary school
- 20 acres for a junior high school
- 37 acres for single family development and
- 20 acres for multi-family development

Staff Recommendation: **Approval**

Town Board Recommendation:

2. PA-0003-11

APN 176-34-611-017 thru 024, 028 thru 035 and 047 (SB)

From RS (Residential Suburban) and MDP (Major Development Project) to MDP (Major Development Project)
Located east of Tenaya Way (alignment) and south of Levi Way (alignment) in Mountains Edge

These properties are currently shown as not being a part of the Mountains Edge Major Project while in reality they are a part of Mountains Edge. Staff is requesting this amendment to correct the land use map to reflect previous Board action.

Staff Recommendation: **Approval**

Town Board Recommendation:

3. PA-0004-11

APN 176-21-201-001 (SB)

From CG (Commercial General) to RUC (Residential Urban Center)
Located on SE corner of Durango Drive and Agate Avenue

This site is 7 1/2 acres in size and is currently planned for commercial uses. This parcel is located between other parcels to the north (vacant) and the south (developed) which are also designated CG. The request would break up the continuity of the adjacent uses and put pressure for a land use change on the adjacent northern parcels. In addition, the request is for an intensive residential density (RUC) which is out of character with the surrounding area. If residential development is deemed appropriate, RH or another less intensive land use category would be more compatible with the adjacent properties.

Site is currently zoned C-2
Surrounding zoning:

North – R-E (vacant)
East – R-3 (developed)
South – R-3 (developed) and C-2 (developed)
West – C-2 (developed)

Parcel land use designation is CG
Surrounding Land Use Categories:

North – CG
East – RH
South – CG and RH
West – CG

Staff Recommendation:
Town Board Recommendation:

Denial, or if approved reduced to RH (Residential High)

**4. PA-0005-11
APN 177-33-403-001 thru 007 (SS)**

From CN (Commercial Neighborhood) to RS (Residential Suburban)
Located between Starr Avenue and Terrill Avenue and between Giles Street and Haven Street

This site consists of 7 parcels roughly totaling 10 acres of undeveloped land that is currently planned for commercial uses. These parcels are immediately adjacent to CT (Commercial Tourist) properties of which one (to the south) has H-1 entitlements. Approval of this request would impose design restriction on the CT parcels to the west and to the south. This restriction will result from the required 3 foot to 1 foot building height setback requirement imposed on CT development when adjacent to conforming single family development. The current land use category acts as a buffer between the RNP and the RL (north and east respectively) and the CT properties located to the south and west of the site. Because of the setback requirement, the County should prevent single family development from locating adjacent to areas planned for Commercial Tourist development or where other more intensive uses are needed or are desirable.

Site is currently zoned R-E
Surrounding zoning:

North – R-E (vacant)
East – R-D (vacant)
South – H-1 (vacant)
West – C-2 (vacant) and H-2 (vacant)

Parcel land use designation is CN
Surrounding Land Use Categories:

North – RNP
East – RL
South – CT
West – CT and OP

Staff Recommendation:
Town Board Recommendation:

Denial

5. **PA-0006-11**

APN 177-21-801-002 (SS)

From CG (Commercial General) to RS (Residential Suburban)

Located on the north side of Silverado Ranch Boulevard between Gillespie Street and Bermuda Road

This site is a single 44.48 acre parcel of undeveloped land that is currently planned for commercial uses. This parcel is adjacent to other R-S properties and the request is consistent with the existing development located in the area.

Site is currently zoned R-E and C-2

Surrounding zoning:

North – R-2 (developed)

East – C-2 (developed)

South – R-E (developed), C-P (vacant), C-1 (vacant) and C-2 (developed)

West – R-2 (partially developed)

Parcel land use designation is CG

Surrounding Land Use Categories:

North – RS

East – CG

South – RS, OP and CN

West – RS and CN

Staff Recommendation:

Approval

Town Board Recommendation:

6. **PA-0007-11**

APN 177-28-803-007, 008 and 014 (SS)

From CN (Commercial Neighborhood) and RL (Residential Low) to RS (Residential Suburban)

Generally located on the west side of Bermuda Road between Cactus Avenue and Rush Avenue

This site is made up of 3 parcels totaling approximately 10 acres of undeveloped land that is currently planned for commercial (7.5 acres) and residential uses (2.5 acres). Prior to this request these parcels were designated as RNP in the Enterprise 2004 Land Use Plan and the area was modified with the adoption of the September 2, 2009 land use plan including these parcels being changed to CN (Commercial Neighborhood) and RL (Residential Low). These parcels are adjacent to other mostly developed residentially planned properties and the request is consistent with the existing development located in the area. However, the density allowed by this request is greater than the densities allowed on the adjacent properties, but may be suitable due to the sites location being in the proximity of an intersection of two arterial streets.

Site is currently zoned R-E

Surrounding zoning:

North – R-E and R-E RNP-1(developed)

East – R-E (vacant) and C-2 (developed)

South – R-E and R-E RNP-1(developed)

West – R-E (vacant)

Parcel land use designation is CN and RL

Surrounding Land Use Categories:

North – RL and RNP

East – CN

South – CN and RNP

West – RL

Staff Recommendation:

Approval

Town Board Recommendation:

7. **PA-0008-11**

APN 177-28-201-005, 008, 009, 014, 020, 022 thru 025; 177-28-302-002, 003, 004, 006, 016, 017, 018 and 033 thru 036; and 177-28-311-001 thru 003 (SS)

From OP (Office Professional) to RS (Residential Suburban)

Located between Le Baron Avenue (alignment) and Frias Avenue and between Giles Street and Rancho Destino Road

This site consists of 23 parcels roughly totaling 40 acres of partially developed land that is currently planned for office uses. These parcels are immediately adjacent to CT (Commercial Tourist) properties of which one (301-022) has H-1 entitlements. The properties to the east are designated as RNP and this request would allow an increase in density for the area. Approval of this request would impose a design restriction on the CT parcels to the west. This restriction will result from the required 3 foot to 1 foot building height setback requirement imposed on CT development when adjacent to conforming single family development. Because of the setback requirement, the County should prevent single family development from locating adjacent to areas planned for Commercial Tourist development or where other more intensive uses are needed or are desirable.

Site is currently zoned R-E

Surrounding zoning:

North – P-F (developed)

East – R-E and R-E RNP-1 (partially developed)

South – P-F (developed) and R-E (vacant)

West – R-E (partially developed)

Parcel land use designation is OP

Surrounding Land Use Categories:

North – PF

East – RNP

South – PF

West – CT

Staff Recommendation:

Denial

Town Board Recommendation:

8. **PA-0012-11**

APN 176-02-801-001, 002 and 008 thru 018 (SS)

From BDRP (Business and Design Research Park) and RUC (Residential Urban Center) to RS (Residential Suburban)

Located between Jones Boulevard and Torrey Pines Drive on the north side of Warm Springs Road

This site consists of 13 parcels roughly totaling 60 acres of undeveloped land that is currently planned for higher density residential and warehousing/light industrial uses. The BDRP (Business and Design Research Park), I (Industrial) and HI (Heavy Industrial) land uses are the land use categories needed to diversify Clark County's economy by allowing the establishment of primary businesses and industries. These 3 land use categories make up the smallest percentage of land uses which are needed for employment opportunities in the County as a whole. The proximity of the arterial streets (Jones and Warm Springs) as well as the I-215 make this a prime business location.

The north side of Warm Springs Road from Decatur Avenue to Rainbow Boulevard is totally free of residential development except for the few parcels in this area between Jones Avenue and Torrey Pines Road. The scarcity of these land use designations and the uses allowed therein make them difficult to replace especially within the valley and should therefore be protected from commercial and residential encroachment. Because of this the County should protect its tax base by preventing residential development from locating within or adjacent to areas where more intensive uses are needed and are difficult to replace. A portion of this site is also within the CMA and expansion of residential into the CMA should be deemed inappropriate.

Site is currently zoned R-E, R-4, C-2 and M-D

Surrounding zoning: North – U-V (vacant), R-3 (developed) and C-2 (vacant)
East – C-2 (partially developed)
South – RUD (developed), R-2 (vacant), R-3 (developed) and C-2 (developed)
West – RUD (developed) and R-E (vacant)

Parcel land use designation is BDRP and RUC

Surrounding Land Use Categories: North – RH and BDRP
East – BDRP
South – RM, RS, MDP and CG
West – RM and BDRP

Staff Recommendation: **Approval** for APN's 176-02-801-012 thru 016 (already approved for RUC)
Denial of all other parcels (APN's 176-02-801-001, 002, 008 thru 011, 017 and 018)

Town Board Recommendation: