

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:

ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action)

 RELATED INFORMATION:
APN:

176-23-201-019

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for development of a shopping center consisting of 5 buildings. One of the subject parcels (176-23-201-005) for the shopping center is already zoned CG. According to the applicant, the CG designation is consistent with the zoning designation for the surrounding area and will attract new businesses, which in return will create employment opportunities for the community.

Prior Land Use Requests - APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Zone change from H-2 zoning to C-2 zoning for a retail center	Approved by BCC	February 2012
UC-0631-13	Use permit for a recreational facility (indoor bike park)	Approved by PC	November 2013
ZC-0332-09	Zone change from H-2 zoning to M-D zoning for a restaurant/tavern and a mini-warehouse facility with RV/boat storage	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Outside storage/warehouse
East	Business Employment	H-2 & RS20	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
PA-25-700046	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.
VS-25-0742	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0743	A waiver of development standards and design review for a shopping center 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.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning on the site is compatible with the surrounding area. The subject parcel to the northwest is owned by the same property owner and is already zoned CG. Reclassifying this property to CG will provide uniform zoning for the entire site. Additionally, parcels farther west along Blue Diamond Road are zoned CG. The request 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. For these reasons, staff finds the request for CG zoning appropriate for this location.

Staff Recommendation

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

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.

PLANNING COMMISSION ACTION: December 2, 2025 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that if fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that if flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 1 card

APPLICANT: JASONSHENG HUANG

CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD, SUITE 140, LAS VEGAS, NV 89123