

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres.

Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action)

 RELATED INFORMATION:
APN:

162-24-103-002; 162-24-112-012

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 4221 McLeod Drive
- Site Acreage: 3.88
- Existing Land Use: Hospital

Applicant's Justification

The applicant states the proposed Corridor Mixed-Use (CM) land use category is appropriate for the site since it is approximately 470 feet from Flamingo Road where a mix of uses, including commercial and multi-family residential uses, exist. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0993-17	Psychiatric hospital	Approved by BCC	January 2018
UC-2106-96	Communication tower	Approved by PC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Undeveloped
South	Neighborhood Commercial	CP	Office building
East	Public Use & Neighborhood Commercial	PF & CP	Office buildings & undeveloped
West	Public Use	PF	Clark County School District education center

Related Applications

Application Number	Request
ZC-25-0084	A zone change to reclassify the southern parcel APN 162-24-103-002 from CP to CG is a companion item on this agenda.
UC-25-0085	A use permit, waivers of development standards, and design review for a hospital and a multi-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with 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 Public Use (PU) and 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 multi-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.

The request for Corridor Mixed-Use (CM) is compatible with the surrounding area. The subject northern parcel is already zoned CG which is conforming to the CM land use category. The adjacent parcels to the north are also currently zoned CG. The land use category of Public Use (PU) on the northern parcel is no longer appropriate for the site since the parcel is now privately

owned for a private use. The site is also located on a collector street (McLeod Drive) which should be able to handle any increase in traffic. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CM land use category is 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: April 1, 2025 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise – approval.

APPROVALS: 2 cards

PROTEST: 15 cards, 8 letters

APPLICANT: ACG DESIGN

CONTACT: LEXA GREEN, 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 WINCHESTER/PARADISE 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 April 1, 2025, the Clark County Planning Commission adopted an amendment to the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on May 7, 2025, 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 Winchester/Paradise Land Use Plan Map by:

PA-25-700005 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN's 162-24-103-002 & 162-24-112-012 from Neighborhood Commercial (NC) and Public Use (PU) to Corridor Mixed-Use (CM). Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue.

PASSED, APPROVED, AND ADOPTED this 7th day of May, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK