

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0400-FOUNDATION CHRISTIAN CENTER:

ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

RELATED INFORMATION:

APN:

140-04-301-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.38
- Existing Land Use: Undeveloped

Applicant's Justification

According to the applicant, a zone change to CG is requested in order to allow for a future parking lot on the property. The CG zoned property to the east of the subject parcel is utilized for an existing convenience store and place of worship (The Foundation Christian Center). The applicant states that no new buildings will be constructed on the site, and a cross access agreement with the parcel to the east will be utilized.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Corridor Mixed-Use	CG (AE-70)	Office building
East	Corridor Mixed-Use	CG (AE-70)	Convenience store & place of worship
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
WS-25-0401	Waiver of development standards for an increase in parking and a design review for a parking lot in conjunction with a convenience store and a place of worship 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 property adjacent to the subject site is zoned CG (Commercial General), as well as a number of parcels nearby. These include properties on the north and south sides of Las Vegas Boulevard North and also on the north and south sides of Craig Road. The zone change request to CG conforms to the Corridor Mixed-Use (CM) land use designation of the site. For these reasons, staff finds the request for the CG (Commercial General) zone is appropriate for this location.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. CG (Commercial General) is an appropriate zoning district. This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Approval.

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.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV 89123