

05/07/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:

ZONE CHANGE to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

162-24-103-002

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4221 McLeod Drive
- Site Acreage: 2.60
- Existing Land Use: Hospital

Applicant's Justification

The applicant states the proposed zone change to CG is compatible with the surrounding area as the properties to the north are also zoned CG. Properties in the area are either commercial, higher density residential, or public type uses; and therefore, the CG zoning will not adversely impact 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	Parking lot

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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
PA-25-700005	A plan amendment to redesignate the subject parcel and the parcel to the north from Neighborhood Commercial (NC) and Public Use (PU) to Corridor Mixed-Use (CM) is a companion item on this agenda.
UC-25-0085	A use permit, waivers of development standards, and design review on the subject parcel and the parcel to the north for a hospital and a multi-family residential development 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 is compatible with the surrounding area. The adjacent parcel to the north is owned by the same property owner and is already zoned CG. The parcels farther north beyond the property owner's overall site are also currently zoned CG. The site is also located on a collector street (McLeod Drive) and should be able to accommodate the uses allowed in the CG zone. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill 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 CG zoning is 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: April 1, 2025 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise – approval.

APPROVALS: 2 cards

PROTESTS: 14 cards, 4 letters

APPLICANT: ACG DESIGN

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