

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0111-STASIS FOUNDATION:**

**HOLDOVER ZONE CHANGE** to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

**APN:**

162-14-802-001

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states the request for CG zoning is compatible with the surrounding area since there is CG zoning located to the west and south of the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

### Related Applications

Application Number	Request
PA-25-700009	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-25-0112	A use permit, waivers of development standards, and design review for a banquet facility, caretaker unit, recreational facility, and museum 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. Staff finds the request for CG zoning on the site is compatible with the surrounding area. The site is located off of a collector street (Spencer Street) and is abutting and adjacent to other CG zoned properties to the west and south of the site. As long as there is no access provided to the residential street (Kamden Way/Roxbury Lane) within the single-family residential subdivision to the north and east, and with appropriate buffering, the site could function for commercial purposes. The request complies with Policy 6.1.6 which encourages infill, redevelopment, and adaptive reuse of vacant or underutilized buildings, both public and private, as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for CG zoning is appropriate for this location.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **May 21, 2025** at 9:00 a.m., unless otherwise announced.

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:**

**Fire Prevention Bureau**

- No comment.

**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:** Paradise - denial.

**APPROVALS:** 1 card

**PROTESTS:** 4 cards, 2 letters

**PLANNING COMMISSION ACTION:** March 18, 2025 – HELD – To 04/15/25 – per the applicant.

**APPLICANT:** STASIS FOUNDATION

**CONTACT:** JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117