12/02/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres.

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

RELATED INFORMATION:

APN:
176-23-201-005; 176-23-201-019

EXISTING LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

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 Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM). More specifically, the site is proposed for development of a shopping center consisting of 5 buildings. The applicant is also requesting a zone change on these parcels from IP to CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use (CM) land use category. According to the applicant, the amendment is compatible with the surrounding area, being that it will provide an opportunity for moderate commercial development that will serve the adjacent neighborhoods in the surrounding area. Furthermore, the request will meet County policies that encourage commercial services along transit oriented roadways that will lessen the reliance of automobile.

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

Prior Land Use Requests - APN 176-23-201-019

Application Number	Request	Action	Date
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	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
ZC-25-0741	A zone change from IP to CG zoning 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 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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (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 site is located on the boundary of the Arden Industrial area. Policy EN-5-1 of the Master Plan supports the retention and expansion of light-industrial and employment uses in the Arden Area. However, given the location of the site adjacent to Blue Diamond Road and existing commercial development to the west, staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist farther west along this portion of Blue Diamond Road. Approval of this request will provide a transition area between the commercial and residential developments to the north and west from the industrial developments to the south and southeast. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the Corridor Mixed-Use (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 will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 2026 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that 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)

- No comment.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTEST:

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

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE 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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on December 2, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700046 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's: 176-23-201-005 and 176-23-201-019 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located south of Blue Diamond Road and east of Santa Margarita Street.

PASSED, APPROVED, AND ADOPTED this 2nd day of December, 2025.

CLARK COUNTY PLANNING COMMISSION

By:_____
VIVIAN KILARSKI, CHAIR

ATTEST:

_____
SAMI REAL
EXECUTIVE SECRETARY