



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 20.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: T-MAP-26-2021 MATTER LOGISTICS @ NORTH 15 (Public Hearing).

Applicant: Edgar Leon, PE. Request: A tentative map in an M-2 (General Industrial District), to allow a one-lot commercial subdivision. Location: Northwest corner of North Belt Road and Sloan Lane alignment. Ward 1

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-21-000-003)

The applicant is requesting a tentative map in an M-2, General Industrial District for a one-lot commercial subdivision on approximately 42.68 acres. The subject site is generally located west and north of Interstate 15 and north of the North Belt Road alignment. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
(AMP-05-2021) an amendment to the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial was approved by the City Council on June 16, 2021.
Ordinance 3081 (ZN-11-21) was approved by the City Council on June 16, 2021, reclassifying the site from the C-2, General Commercial District to M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Resort Commercial	C-2, General Commercial District	Undeveloped
North	Public/Semi-Public	PSP, Public/Semi-Public District	Floyd Edsall Training Center of the Nevada Army National Guard
South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Resort Commercial	C-2, General Commercial District	Undeveloped
West	Public/Semi-Public	PSP, Public/Semi-Public District	Floyd Edsall Training Center of the Nevada Army National Guard

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting consideration of a one-lot commercial tentative map. The subject site is 42.68 acres generally located west and north of Interstate 15 and north of

the North Belt Road alignment. The parcel is zoned M-2, General Industrial District and has a land use designation of Heavy Industrial. According to the letter of intent, the proposed site will be developed with two (2) warehouse buildings for future industrial uses. Access to the site is proposed from North Belt Road.

The subject site's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard (FETC) and undeveloped land. The purpose of the M-2, General Industrial District is to provide for the development of uses that, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in most other zoning districts, but are necessary and desirable activities within the City.

In 2011, the City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The purpose of a Joint Land Use Study is to encourage cooperative planning between military operations and local governmental jurisdictions, and to provide appropriate tools and procedures, so that future growth and development are compatible with the mission of the military facility, as well as, with future development plans of local governments surrounding the military facility. The JLUS states that industrial land uses are generally more compatible than most other land uses. Industrial land uses are generally compatible in terms of noise, vibration, dust, alternative energy use, air quality, and building height, to the existing National Guard facility. The Recommended Land Use and Development Scenario Map indicates that the preferred uses for the subject site are industrial uses.

The property located along the subject site's eastern property line has a Resort Commercial land use designation and a C-2, General Commercial District zoning classification. However, the gaming enterprise district for this property has expired.

The M-2, General Industrial District is appropriate and compatible with the surrounding area. The future development of the site should meet all Industrial Design Standards including but not limited to landscaping, parking and building design, which will be addressed during the building permit review process.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned industrial development within this portion of the City. Staff has no objections to the proposed tentative map.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. E North Belt Road

10. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
11. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
12. All easements are to be dedicated on the associated Final Map.
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Zoning Map