



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 4.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-04-2022 Carey/Simmons Industrial (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request A property reclassification from R-1 (Single-Family Low Density District) to M-1 (Business Park Industrial District). Location: Northeast corner of Carey Avenue and Simmons Street. Ward 2.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 139-17-701-001 and 139-17-801-004).

The applicant is requesting consideration to reclassify the subject site from the R-1, Single-Family Low Density District to the M-1, Business Park Industrial District. The proposed reclassification consists of two parcels containing approximately 86.18 acres. The site is located at the northeast corner of Carey Avenue and Simmons Street. The site is located in an Airport Environs Overlay (AE-65).

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on March 9, 2022 at 5:30 p.m. at the Pearson Community Center located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated there were more than 25 neighbors in attendance. The meeting summary further stated that the neighbors expressed concerns with traffic on Carey Avenue; the financial and historical impact on the existing homes and neighbors of Windsor Park; landscape buffering; potential uses of industrial suites; and possible other uses for the space such as a community park or more residential homes.
On April 26, 2022, at 5:30 p.m., the applicant held a second neighborhood meeting at Pearson Community Center, located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated eleven (11) neighbors were in attendance. Several items were discussed with the neighbors. Discussions included the overall design of the project, traffic circulation, and community involvement by the developer.
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment.

On July 10, 2019, Planning Commission approved ZN-26-19, a property reclassification from R-1 (Single-Family Low Density District) to M-1 (Business Park Industrial District)
On July 10, 2019, Planning Commission approved T-1497 to allow a single lot commercial subdivision (location southeast corner of Evans Avenue and Simmons Street).
On July 10, 2019, Planning Commission approved T-1498 to allow a single lot commercial subdivision (location northeast corner of Carey Avenue and Simmons Street).
On October 28, 2021, there was a Task Force (TF-27-2021) meeting was held for a property reclassification from R-1, Single Family Low Density District, to M-1, Business Park Industrial District to create an industrial business park.

RELATED APPLICATIONS:

Application #	Application Request
AMP-01-2022	An amendment to the Master Plan of Streets & Highways to remove a portion of Cartier Avenue.
T-MAP-03-2022	A tentative map is proposed to create a one-lot commercial subdivision

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	R-1, Single Family Low Density Residential District	Undeveloped
North	Mixed Use Commercial	M-1, Business Park Industrial District	Industrial Park and undeveloped
South	Single Family Low (up to 6 du/ac)	R-1, Single Family Low Density Residential District	Single family homes
East	Single Family Low (up to 6 du/ac), Open Space and Public / Semi - Public	R-1, Single Family Low Density Residential District	Single family homes, Walker Park, Greater Faith Baptist Church and Gilbert Magnet Elementary School
West	Public / Semi - Public	M-2, General Industrial District	North Las Vegas Airport, existing industrial with outdoor storage and SNWA Pump Station

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to reclassify the subject site from the R-1, Single-Family Low Density District to the M-1, Business Park Industrial District. The proposed reclassification consists of two parcels containing approximately 86.18 acres. The site is located at the northeast corner of Carey Avenue and Simmons Street. The site is located in the Airport Environs Overlay (AE-65).

The Comprehensive Master Plan land use designation for the subject site is Employment. Accordingly, the characteristics and location for Employment areas should be located along major streets. Both Carey Avenue and Simmons Street are 100-foot major arterials. In addition to the right-of-way size of these major arterials, Carey Avenue and Simmons Street from Cheyenne to Lake Mead Boulevard, have been designated as official City of North Las Vegas Truck Routes per Municipal Code 10.44.

The Employment Land Use Category provides primarily employment activity in fully enclosed operations and may serve as a transition between heavy industrial activity and other less intensive uses. Secondary uses may include a variety of supporting uses including restaurants, limited commercial activity, churches, parks, and open space. The subject site is located between the North Las Vegas Airport and the Windsor Park residential neighborhood. The proposed light industrial park will act as a transition from the more intensive uses of the airport to the existing residential.

The purpose of the M-1, Business Park Industrial District is to accommodate light industrial uses, offices, and warehousing in a comprehensively planned and attractive setting while minimizing the amount of non-industrial uses (e.g., retail, religious institutions, and banks). The existing zoning classification of R-1, Single-Family Low Density is not appropriate at this location and is not supported by the Comprehensive Master Plan. Also, the site environmental conditions make additional residential development in the vicinity inappropriate. The proposed light industrial district is appropriate, the uses can be developed with the soil conditions in the area and the proposed M-1 District is supported by the Comprehensive Master Plan.

The Clark County Department of Aviation responded noting that the developer will be required to incorporate exterior to interior noise level reduction into the building

construction as required by Code.

In general, the M-1 District is appropriate and light industrial and office uses can be compatible with the surrounding area. The future development of the site should provide an emphasis on landscaping and buffering to create campus type environment compatible with the nearby residential uses.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

The proposed reclassification (rezoning) is consistent with the Comprehensive Master Plan. The proposed development of the site for light industrial uses is consistent with the proposed zoning and should be compatible with the surrounding land uses. The City does not anticipate adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

Clark County Department of Aviation

Letter of Intent

Zoning Exhibit/Boundary Map

Neighborhood Meeting Summary Letter (Dated March 9, 2022)

Neighborhood Meeting Summary Letter (Dated April 26, 2022)

Clark County Assessor's Maps

Location and Zoning Map