



Planning Commission Agenda Item

Date: September 14,
2022

Item No: 13.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Duane McNelly

SUBJECT: ZN-23-2022 SPEEDWAY 11 (Public Hearing). Applicant: Prologis.
Request: A property reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Approximately 320 feet east of Beesley Drive between E. Washburn Road and Fisher Avenue (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-34-201-012 and 123-34-201-013).

The applicant is requesting consideration to reclassify the subject site from O-L, Open Land District to M-2, General Industrial District. The proposed reclassification is for approximately 4.25 acres located north of Washburn Road, between Beesley Drive and Mt. Hood Street. The Comprehensive Master Plan designation for the site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action

On April 20, 2022, the City Council passed and adopted Ordinance No. 3110 extending the corporate limits of the City of North Las Vegas by annexing three parcels of land generally located at the northwest corner of Mt Hood Street and Washburn Road. Ordinance No. 3110 was recorded on May 5, 2022. Of the three parcels that comprised this annexation, one parcel (APN 123-34-201-015) was zoned M-2, General Industrial District while the remaining two parcels were annexed with a zoning designation of O-L, Open Land District resulting in the need for this application.

A neighborhood meeting was held on July 19, 2022 at 5:45 p.m. The meeting summary from the applicant stated there were five (5) neighbors in attendance. According to the summary provided by the applicant, there was no opposition to the project.

RELATED APPLICATIONS:

| Application # | Application Request |
|--|---|
| VAC-09-2022 | The vacation of an unnamed public right-of-way between Fisher Avenue and Washburn Road was approved by City Council at its meeting on August 3, 2022. The subject right-of-way was bisecting the proposed industrial development. |
| Annexation 170 / Ordinance 3110 | Approved APNs 123-34-201-012, 123-34-201-013 and 123-34-201-015 to be annexed into the City of North Las Vegas on April 20, 2022. The annexation was recorded on May 5, 2022. |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|------------------------------------|--|---|
| Subject Property | Heavy Industrial | O-L, Open Land District | Undeveloped |
| North | Heavy Industrial | M-2, General Industrial District | Warehouse |
| South | Business Employment (Clark County) | Rural Open Land District (Clark County) | Undeveloped |
| East | Heavy Industrial | M-2, General Industrial District | Undeveloped |
| West | Business Employment (Clark County) | M-1, Light Manufacturing District (Clark County) | Undeveloped / Fenced Vehicular Storage Yard |

DEPARTMENT COMMENTS:

| Department | Comments |
|------------------------------|-----------------|
| Public Works: | No Comment. |
| Police: | No Comment. |
| Fire: | No Comment. |
| Clark County School District | No Comment. |
| Clark County Department of | No Comment. |

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| Aviation | |
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ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L, Open Land District to M-2, General Industrial District in conjunction with their proposal of a 600,000 sf industrial warehouse on approximately fifteen (15) combined acres.

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.

The Heavy Industrial land use is predominately for higher intensity industrial activities including manufacturing, processing, warehousing, storage, shipping, and other uses similar in function and intensity. Heavy Industrial uses are generally located within close proximity of the major transportation infrastructure of I-15, and the Union Pacific Railway. The site is located within what is more commonly known as the speedway industrial area which is bordered by I-15, Range Road, Las Vegas Blvd. and the Las Vegas Motor Speedway.

The proposed property reclassification (rezoning) is consistent with the Heavy Industrial land use designation. The Comprehensive Plan has identified this area of the City as one of the major industrial locations. The site has close proximity to I-15. The proposed zoning classification is appropriate and the best use of the parcel. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

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.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map