



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 24.

TO: Planning Commission

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

SUBJECT: ZN-19-2020 TROPICAL 4 (Public Hearing). Applicant: Van Trust Real Estate. Request: A property reclassification from C-2 (General Commercial District) and O-L (Open Land District) to M-2 (General Industrial District). Location: The northeast corner of Tropical Parkway and the Castleberry Lane alignment. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 123-28-601-003, 123-28-601-004, 123-28-601-014, 123-28-601-015, 123-28-601-017 and 123-28-601-026).

The applicant is requesting consideration to reclassify (rezone) the subject site from C-2 (General Commercial District) and O-L (Open Land District) to M-2 (General Industrial District) on approximately 14.41 acres. The subject site is generally located at the northeast corner of Tropical Parkway and the Castleberry Lane alignment. The Comprehensive Master Plan Land Use designation for the subject site is currently Community Commercial (proposed Heavy Industrial).

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on October 26, 2020 at 6:30 p.m. at the Skyview YMCA located at 3050 East Centennial Parkway, North Las Vegas, NV 89107. The meeting summary from the applicant stated there were no neighbors in attendance.

RELATED APPLICATIONS:

Application #	Application Request
AMP-13-2020	The applicant is requesting an Amendment to the Comprehensive Master Plan to change the land use from Community Commercial to Heavy Industrial.
VAC-10-2020	The applicant is requesting to vacate Reiss Lane between Castleberry Lane and Nicco Way.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District and O-L, Open Land District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Undeveloped and Interstate 15
South	Heavy Industrial	C-2, General Commercial District and M-2, General Industrial District	Undeveloped
East	Heavy Industrial	C-2, General Commercial District and M-2, General Industrial District	Undeveloped
West	Community Commercial	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from the C-2, General Commercial District and O-L, Open Land District to the M-2, General Industrial District. The subject site consists of 14.41 acres containing six (6) parcels and is generally located at the northeast corner of Tropical Parkway and the Castleberry Lane alignment. 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 Comprehensive Master Plan's land use designation for the site is Community Commercial (*proposed Heavy Industrial*). The proposed land use of Heavy Industrial, which 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 surrounded by undeveloped land and is abutting the I-15 to the north. The Comprehensive Master Plan has identified this area of the City as one of the major industrial locations. The proposed zoning classification is appropriate and is the best use of the parcel.

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 property reclassification (rezoning) is consistent with the proposed land use designation of Heavy Industrial. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map