



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 16.

TO: Planning Commission

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

SUBJECT: ZN-26-2020 TROPICAL ASSEMBLAGE 2.0 (Public Hearing). Applicant: CapRock Partners. Request: A property reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Northwest corner of Azure Avenue and Beesley Drive. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-27-101-026).

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L (Open Land District) to M-2 (General Industrial District) for approximately 4.77 acres. The subject site is located at the northwest corner of Azure Avenue and Beesley Drive. The Comprehensive Master Plan Land Use designation for the subject site is currently Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action	
A neighborhood meeting was held on November 30, 2020 at 5:30 p.m. at the Las Vegas Motor Speedway located at 7000 Las Vegas Boulevard North, Las Vegas, NV 89115. The meeting summary from the applicant stated there were no neighbors in attendance.	

RELATED APPLICATIONS:

Application #	Application Request
ZN-24-2020	The applicant is requesting a property reclassification (rezone) from O-L, Open Land District to M-2, General Industrial District.
ZN-25-2020	The applicant is requesting a property reclassification (rezone) from O-L, Open Land District to M-2, General Industrial District.

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	Undeveloped
South	Heavy Industrial	O-L, Open Land District	Undeveloped
East	Heavy Industrial	M-2, General Industrial District	Production/Warehouse
West	Heavy Industrial	M-2, General Industrial 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 O-L, Open Land District to the M-2, General Industrial District. The subject site consists of 4.77 acres and is located at the northwest corner of Azure Avenue and Beesley Drive. The applicant's letter states the property reclassification is for future industrial development.

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 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 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