

22. AMP-13-2020 TROPICAL 4 (PUBLIC HEARING). APPLICANT: VAN TRUST REAL ESTATE. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO HEAVY INDUSTRIAL. LOCATION: THE NORTHEAST CORNER OF TROPICAL PARKWAY AND THE CASTLEBERRY LANE ALIGNMENT. (APNS 123-28-601-014, 123-28-601-015, 123-28-601-017, AND 123-28-601-026) (FOR POSSIBLE ACTION)

Principal Planner Michaels noted that Item No. 22, AMP-13-2020, Item No. 23, VAC-10-2020, and Item No. 24, ZN-19-2020 were related and would be presented together and voted on separately. She stated that the applicant requested consideration to reclassify the site from C-2 General Commercial District and O-L Open Land District to M-2 General Industrial District; amend the land use from Community Commercial to Heavy Industrial on approximately 14.41 acres generally located at the northeast corner of Tropical Parkway and the Castleberry Lane alignment. She stated that other parcels have been brought in with the same request and received approval. She stated the applicant also requested vacation of Reiss Lane between Castleberry Lane and Nicco Way and is approximately 600 Feet in length and 60 feet in width for a total size of 37,350 square feet. She noted that the vacated portion of Reiss Lane will be incorporated into the applicant's property. The vacation request will help with the intent to develop the properties as one large industrial development. Staff recommended approval of the applications subject to conditions.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant on Item Nos. 22, 23 and 24 and provided background on Van Trust Real Estate and their developments. He concurred with staff's recommendations and was available for questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing. He advised the Planning Commissioners that amendments to the Master Plan required a super majority vote for approval.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Greer, Berrett, Calhoun, Shoaff and Guymon

NAYS: None

ABSTAIN: None

ABSENT: None