



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 13.

TO: Planning Commission

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

SUBJECT: ZN-01-2021 BELT & NELLIS (Public Hearing). Applicant: Epic Development. Request: A property reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: North of Belt Road, between Clark County 215 and the Union Pacific Railroad. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-20-000-003).

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 39.41 acres located north of Belt Road, between Clark County 215 and the Union Pacific Railroad. The Comprehensive Master Plan is Heavy Industrial and Employment.

BACKGROUND INFORMATION:

| Previous Action |
|---|
| On October 18, 2017, the City Council approved an amendment to the Comprehensive Master Plan (AMP-11-17) to change the land use from Mixed-Use Commercial and Mixed-Use Neighborhood to Public/Semi Public, from Multi-Family to Community Commercial, from Single Family Medium, Multi-Family and Public/Semi Public to Employment and Employment to Heavy Industrial. |
| A virtual meeting neighborhood meeting was held on December 28, 2020 at 5:30 p.m. The meeting summary from the applicant stated there were two (2) neighbors in attendance. According to the summary provided by the applicant, there was no opposition to the project. |

RELATED APPLICATIONS:

| Application # | Application Request |
|--------------------|--|
| SUP-04-2021 | A special use permit to all a batch plant (concrete or asphalt). |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|-----------------------------------|----------------------------------|--|
| Subject Property | Heavy Industrial and Employment | O-L, Open Land District | Undeveloped |
| North | Employment and Public/Semi-Public | O-L, Open Land District | Undeveloped BLM Land |
| South | Heavy Industrial | M-2, General Industrial District | Undeveloped and Cement Company Storage |
| East | Public/Semi-Public | PSP, Public/Semi-Public District | Undeveloped and National Guard Base |
| West | Employment | Undeveloped BLM Land | Undeveloped BLM Land |

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 | No Comment. |

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L, Open Land District to M-2, General Industrial District. According to the letter of intent, the applicant is proposing a batch plant, rock crushing plant and hot mix asphalt plant.

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 Plan designation for the site is Heavy Industrial and Employment. In 2017, both the Economic Development Department and the Land Development and Community Services Department initiated an amendment to the Comprehensive Master Plan which effected this parcel. The amendment approved by City Council on October 18, 2017, changed this parcel from Single Family Medium, Multi-Family, Public/Semi Public, and Employment to Employment to Heavy Industrial. The amendment was necessary to establish a more appropriate land use category for this area generally located along major arterials such as Centennial Parkway and the Belt Road alignment in conjunction with the 215 intrastate.

The Comprehensive Plan for Employment land use is generally located along major arterials. These uses provide primary employment activity in fully enclosed operations and may serve as a use transition between heavy industrial actives and other less intensive use areas. 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 east of the rail road and south east of the I-15.

The subject site's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard and undeveloped land. In 2011, The City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The purpose of a Joint Land Use Study is to encourage cooperative planning between military operations and local governmental jurisdictions, and to provide appropriate tools and procedures, so that future growth and development are compatible with the mission of the military facility, as well as, with future development plans of local governments surrounding the military facility. The JLUS states that industrial land uses are generally more compatible than most other land uses. Industrial land uses are generally compatible in terms of noise, vibration, dust, alternative energy use, air quality, and building height, to the existing National Guard facility.

The proposed property reclassification (rezoning) is consistent with the Employment and Heavy Industrial land use designations. 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