



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 14.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: ZN-02-2021 TROPICAL SPEEDWAY COMMERCE CENTER II (Public Hearing). Applicant: VLMK Engineering and Design. Request: A property reclassification from O-L (Open Land District) to M-2 (General Industrial District). Location: Northwest corner of Tropical Parkway and Beesley Drive.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-27-201-019 thru 123-27-201-022).

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 8.87 acres. The subject site is located at the southeast corner of Tropical Parkway and Beesley Drive. The Comprehensive Master Plan Land Use designation for the subject site is currently Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
A virtual neighborhood meeting was held on January 25, 2021 at 6:00 p.m. The meeting summary from the applicant stated Councilman Barron was in attendance and that there were no neighbors in attendance.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	O-L, Open Land District	Undeveloped
North	Heavy Industrial	O-L, Open Land District	Undeveloped
South	Heavy Industrial	M-2, General Industrial District	Distribution Center
East	Heavy Industrial	M-2, General Industrial District	Undeveloped
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 four (4) parcels that are 8.87 acres and is located at the southeast corner of Tropical Parkway and Beesley Drive. The applicant's letter states the property reclassification is for future industrial development. The applicant has not identified the specific uses at this time.

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 site is surrounded by undeveloped industrial land to the north, east and west. There

is an existing warehouse/distribution center located to the south. 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