



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 21.

TO: Planning Commission

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

SUBJECT: AMP-05-2021 TROPICAL ASSEMBLAGE 2.0 (Public Hearing).
Applicant: Caprock Partners, LLC. Request: An Amendment to the Master Plan of Streets and Highways to remove Azure Avenue between Madge Lane and Beesley Drive. (Ward 1)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 123-27-101-026, 123-27-201-003 and 123-27-201-005).

The applicant is requesting consideration to amend the Master Plan of Streets and Highways by removing Azure Avenue between Madge Lane and Beesley Drive. The intent is to remove the proposed street to allow the applicant to combine the parcels for a future industrial subdivision.

BACKGROUND INFORMATION:

Previous Action
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Heavy Industrial.
On November 19, 2020, there was a Task Force (TF-43-2020) meeting was held for a property reclassification from O-L, Open Land District to M-2, General Industrial District to create an industrial business park.
A neighborhood meeting was held on March 26, 2021 at 3:00 p.m. at the Centennial Hills YMCA located at 6601 N. Buffalo Drive, North Las Vegas, NV 89131. The meeting summary from the applicant stated there were no neighbors in attendance.
On February 17, 2021 City Council approved Ordinance No. 3059 (ZN-26-2020) for a property reclassification from O-L, Open Land District to M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
ZN-09-2021	A property reclassification from an 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 and M-2, General Industrial 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	Undeveloped
West	Heavy Industrial	M-2, General Industrial District	Undeveloped

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 amend the Master Plan of Streets and Highways by removing Azure Avenue between Madge Lane and Beesley Drive. Access to the parcels still exists from Beesley Drive to the east and Madge Lane to the west.

Within the last few years the City Council has approved multiple property reclassifications and rezoning's on adjacent parcels from O-L, Open Land District to the M-2, General Industrial District (ZN-30-19, ZN-31-19, ZN-32-19, ZN-33-19, ZN-24-20, ZN-25-20 and ZN-26-20). The Planning Commission has also approved a tentative map (T-1505) for a single-lot commercial subdivision that encompassed 24 parcels. The City Council previously approved an amendment to the Master Plan of Streets and Highways (AMP-13-19) to remove a portion of Azure Avenue to the west of the proposed amendment between Madge Lane and Nicco Way. All of the entitlements were to create a multiple building industrial subdivision.

All the neighboring parcels access their sites via Beesley Drive and Madge Lane. Removing Azure Avenue will not affect access to the surrounding parcels.

Public Works has reviewed the application and has no issues with this request. The

removal of a portion of Azure Avenue from the Master Plan of Streets and Highways is justified and Public Works supports the proposed amendment.

Approval Criteria: (Comprehensive Plan Amendments)

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
- (4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or
- (5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Letter of Intent
Boundary Map
Neighborhood Meeting Notes
Clark County Assessor's Map
Location and Comprehensive Plan Map