



# Planning Commission Agenda Item

Date: May 12, 2021

Item No: 22.

**TO:** Planning Commission

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

**SUBJECT: ZN-09-2021 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: Southwest corner of Azure Avenue and Beesley Drive. (Ward 1)

## **RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** (APNs 123-27-201-003, 123-27-201-004 and 123-27-201-005).

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L (Open Land District) to M-2 (General Industrial District). The subject site consists of approximately 4.76 acres containing three (3) parcels and is located at the southwest corner of Azure Avenue and Beesley Drive. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

## **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.

**RELATED APPLICATIONS:**

Application #	Application Request
<b>AMP-05-2021</b>	The applicant is requesting an Amendment to the Master Plan of Streets and Highways to remove a portion of Azure Avenue between Madge Lane and Beesley Drive.

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Heavy Industrial	O-L, Open Land District	Undeveloped
<b>North</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>South</b>	Heavy Industrial	O-L, Open Land District	Undeveloped
<b>East</b>	Heavy Industrial	M-2, General Industrial District	Marijuana Production
<b>West</b>	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 approximately 4.76 acres containing three (3) parcels and is located at the southwest corner of Azure Avenue and Beesley Drive. The applicant's letter states the property will become part of an approximate 20 acre future industrial development project.

Within the last few years the City Council has approved multiple property reclassifications on adjacent parcels and surrounding properties to be rezoned 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). In the same timeframe the

Planning Commission approved a tentative map (T-1505) for a single-lot commercial subdivision that encompassed 24 parcels. Furthermore, the City Council 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 are with the intention to create a multiple building industrial subdivision.

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. Staff 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