



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 23.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: AMP-06-2021 CENTENNIAL & I-15 (Public Hearing). Applicant: Kelly Lawson-Matter Acquisitions, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use from Resort Commercial to Heavy Industrial. Location: Northwest corner of the North Belt Road and the Sloan Lane alignments. (Ward 1)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-21-000-003)

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial. The proposed amendment is for approximately 42.7 gross acres located at the northwest corner of the North Belt Road and the Sloan Lane alignments.

BACKGROUND INFORMATION:

Previous Action
On March 25, 2021 the applicant attended a Task Force (TF-04-2021) to rezone the property from C-2, General Commercial District to M-2, General Industrial District.
A neighborhood meeting was held virtually on March 29, 2021 at 6:30 p.m. via Zoom. The meeting summary from the applicant stated there were no neighbors in attendance.

RELATED APPLICATIONS:

Application #	Application Request
ZN-11-2021	The applicant is requesting a property reclassification (rezone) from C-2, General Commercial District to M-2, General Industrial District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Resort Commercial	C-2, General Commercial District	Undeveloped
North	Public/Semi-Public	PSP, Public/Semi-Public District	Floyd Edsall Training Center of the Nevada Army National Guard
South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Resort Commercial	C-2, General Commercial District	Undeveloped
West	Public/Semi-Public	PSP, Public/Semi-Public District	Floyd Edsall Training Center of the Nevada Army National Guard

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.

ANALYSIS

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial. The proposed amendment is for approximately 42.7 gross acres located at the northwest corner of North Belt Road and Sloan Lane alignments. The subject site's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard (FETC) and undeveloped land. The applicant's letter of intent states the Land Use Map amendment is for the development of a manufacturing and distribution center/business park.

The subject site currently has a Resort Commercial land use designation. According to the Comprehensive Master Plan, the characteristics and location for Resort Commercial (*the current land use*) should be located within designated gaming areas, typically along major arterials or interchange areas of the beltway or highway. Access to the subject site will be provided via North Belt Road. North Belt Road is a major arterial, however the arterial does not have direct access to either the Clark County 215 Beltway interchange or an I-15 Interstate freeway interchange. The subject site's access is also limited by its adjacency the FETC. The subject site is adjacent to the FETC along both

the western and northern property lines. In addition to the subject site's limited access, the site is not located in a designated gaming district.

The proposed land use, Heavy Industrial, is generally located within close proximity of the major transportation infrastructure of I-15 and the Union-Pacific rail line. These industrial uses are heavier in traffic, noise, processes, or some other factor which requires adequate separation of use from residential areas. The primary uses are higher-intensity industrial activities including manufacturing, processing, warehousing, storage, and shipping. Secondary uses include supporting uses, including offices, and commercial uses supporting industrial development. The subject site's location near Interstate 15, a major transportation corridor, is a preferred location for Heavy Industrial uses.

In 2011, the City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The purpose of a JLUS 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 more compatible with military facilities than most other land uses. It is generally more compatible in terms of noise, vibration, dust, alternative energy use, air quality, and building height. The Recommended Land Use and Development Scenario Map indicates that the preferred uses for the subject site are industrial uses. Amending the subject site's land use designation to Heavy Industrial is supported by the recommendations included in the JLUS.

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.

The Comprehensive Master Plan land use designation for the properties surrounding the subject site include Heavy Industrial, Resort Commercial and Public/Semi-Public. The proposed land use would be compatible with the Floyd Edsall Training Facility and the undeveloped heavy industrial land south of North Belt Road. The property to the east of the subject has a Resort Commercial land use designation however, the gaming enterprise district for this property has expired. Therefore, amending the land use for the subject site should not impact any future development of the surrounding properties in accordance with the current plan.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

JLUS Recommended Land Use and Development Scenario Map

Clark County Assessor's Map

Location and Comprehensive Plan Map