



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 24.

TO: Planning Commission

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

SUBJECT: ZN-11-2021 CENTENNIAL & I-15 (Public Hearing). Applicant: Kelly Lawson-Matter Acquisitions, LLC. Request: A property reclassification from C-2 (General Commercial District) to M-2 (General Industrial District). Location: Northwest corner of North Belt Road and Sloan Lane alignments. (Ward 1)

RECOMMENDATION: APPROVAL

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

The applicant is requesting consideration to reclassify (rezone) the subject site from C-2 (General Commercial District) to M-2 (General Industrial District) for approximately 42.7 gross acres. The subject site is located at the northwest corner of the North Belt Road and the Sloan Lane alignments. The Comprehensive Master Plan Land Use designation for the subject site is currently Resort Commercial.

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
AMP-06-2021	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial.

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:

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 C-2, General Commercial District to the M-2, General Industrial District. The subject site consists of 42.7 gross acres and is located at the northwest corner of the North Belt Road and the Sloan Lane alignments. The applicant's letter of intent states the property reclassification is for an industrial warehouse project that is similar to other existing and approved warehousing projects in the area.

The subject site's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard (FETC) and undeveloped land. 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 requested zoning reclassification is consistent with a recent reclassification (zoning) to M-2, General Industrial District located along

the south side of North Belt Road (ZN-03-21).

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 Recommended Land Use and Development Scenario Map indicates that the preferred uses for the subject site are industrial uses.

The property located along the subject site's eastern property line has a Resort Commercial land use designation and a C-2, General Commercial District zoning classification. However, the gaming enterprise district for this property has expired.

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 reclassification (zoning) will provide new opportunities for industrial development that will be compatible with the surrounding land uses. Furthermore, the proposed reclassification is consistent with the associated request to amend the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial. The City does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

JLUS Recommended Land Use and Development Scenario Map

Clark County Assessor's Map

Location and Zoning Map