



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 25.

TO: Planning Commission

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

SUBJECT: AMP-04-2021 CRMM (Public Hearing). Applicant: CRMM, LLC.
Request: An amendment to the Comprehensive Master Plan to change the land use from Community Commercial to Heavy Industrial. Location: Northeast corner of Tropical Parkway and Christy Lane. (Ward 1)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 123-28-601-001, 123-28-601-010, 123-28-601-011, 123-28-601-012 and 123-28-601-013).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Heavy Industrial. The proposed amendment is for approximately 11.27 acres consisting of five (5) parcels located at the northeast corner of Tropical Parkway and Christy Lane.

BACKGROUND INFORMATION:

Previous Action
A virtual neighborhood meeting was held on March 24, 2021 at 5:30 p.m. The meeting summary from the applicant stated there were two (2) neighbors in attendance. There was not opposition expressed for the project.
On March 11, 2021, there was a Task Force (TF-02-2021) meeting was held for a property reclassification from C-2, General Commercial District to M-2, General Industrial District to create an industrial business park.

RELATED APPLICATIONS:

Application #	Application Request
ZN-08-2021	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	Community Commercial	C-2, General Commercial District	Undeveloped
North	Heavy Industrial	Interstate 15	Undeveloped and Interstate 15
South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Heavy Industrial	M-2, General Industrial District	Undeveloped
West	Community Commercial	C-2, General Commercial 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 Comprehensive Master Plan Land Use Element from Community Commercial to Heavy Industrial. The proposed amendment is for approximately 11.27 acres consisting of five (5) parcels located at the northeast corner of Tropical Parkway and Christy Lane. According to the letter of intent the applicant intends to request to vacate and remove Reiss Lane which separates the site and would allow the applicant to develop the site as one (1) larger industrial development.

Last year the adjacent property to the east was granted an approval from the City Council for an amendment to the Comprehensive Master Plan Land Use Element (AMP-13-20) to Heavy Industrial; a property reclassification (ZN-19-20) to M-2, General Industrial District; and a vacation (VAC-10-20) to vacate Reiss Lane between Castleberry Lane and Nicco Way. All of the entitlements were with the intention to create a multiple building industrial subdivision.

According to the Comprehensive Master Plan, the characteristics and location for Heavy Industrial (proposed land use) land use are generally located within close proximity of the major transportation infrastructure of I-15 and the Union-Pacific rail line. These 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 office, commercial uses supporting industrial development, and open space.

The subject site is located adjacent to Interstate 15, a major transportation corridor which is a preferred location for Heavy Industrial uses. The proposed land use would be compatible with the surrounding land uses. Amending the land use for the subject site should not negatively impact future development of the surrounding properties in accordance with the current plan. Therefore, Staff supports the request to change the land use to Heavy Industrial.

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 Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map