



# Planning Commission Agenda Item

Date: May 12, 2021

Item No: 26.

**TO:** Planning Commission

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

**SUBJECT: ZN-08-2021 CRMM (Public Hearing).** Applicant: CRMM, LLC. Request: A property reclassification from C-2 (General Commercial District) to M-2 (General Industrial District). 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 reclassify (rezone) the subject site from C-2 (General Commercial District) to M-2 (General Industrial District) on approximately 11.27 acres consisting of five (5) parcels located at the northeast corner of Tropical Parkway and Christy Lane. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial proposed Heavy Industrial.

## **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
AMP-04-2021	The applicant is requesting an Amendment to the Comprehensive Master Plan Land Use element from Community Commercial to Heavy Industrial.

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Community Commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Heavy Industrial	Interstate 15	Undeveloped and Interstate 15
<b>South</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>East</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>West</b>	Community Commercial	C-2, General Commercial 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 C-2, General Commercial District to the M-2, General Industrial District. The subject site consists of approximately 11.27 acres consisting of five (5) parcels located at the northeast corner of Tropical Parkway and Christy Lane.

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.

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.

The Comprehensive Master Plan's land use designation for the site is Community Commercial (*proposed Heavy Industrial*). The proposed land use of 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 site is surrounded by undeveloped land and is abutting the I-15 to the north. 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