



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 17.

TO: Planning Commission

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

SUBJECT: T-MAP-25-2021 TROPICAL ASSEMBLAGE 2.0 (Public Hearing).
Applicant: Wood Rodgers. Request: A tentative map in an M-2 (General Industrial District), to allow a one-lot commercial subdivision. Location: Southwest corner of Centennial Parkway and Beesley Drive. Ward 1

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN's 123-27-101-003, 123-27-101-012, 123-27-101-013, 123-27-101-016, 123-27-101-017, 123-27-101-026, 123-27-201-003, 123-27-201-004 and 123-27-2001-005)

The applicant is requesting a tentative map in an M-2, General Industrial District for a one-lot commercial subdivision on approximately 21.88 acres. The subject site consists of nine (9) parcels generally located at the southwest corner of Centennial Parkway and Beesley Drive. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
Amendment to the Master Plan of Streets and Highways (AMP-05-2021) was approved by the City Council on June 16, 2021 to amend the Master Plan of Streets and Highways by removing Azure Avenue between Madge Lane and Beesley Drive.
Ordinance 3080 (ZN-09-2021) was approved by the City Council on June 16, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-201-003, 123-27-201-004 and 123-27-201-005)
Ordinance 3059 (ZN-26-2020) was approved by the City Council on February 17, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-026)

Ordinance 3057 (ZN-24-2020) was approved by the City Council on February 17, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-003)
Ordinance 2691 (ZN-10-14) was approved by the City Council on October 15, 2014 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-017)
Ordinance 2373 (ZN-100-07) was approved by the City Council on June 6, 2007 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-016)
Ordinance 2233 (ZN-01-06) was approved by the City Council on February 15, 2006 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-012)
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Heavy Industrial.
Ordinance 1924 (ZN-98-03) was approved by the City Council on January 21, 2004 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-013)

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Right of Way	Clark County	Interstate 15

South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Heavy Industrial	M-2, General Industrial District	Marijuana Production
West	Heavy Industrial	M-2, General Industrial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting consideration of a one-lot commercial tentative map. The applicant is proposing to combine nine (9) undeveloped parcels totaling 21.88 acres located at the southwest corner of Centennial Parkway and Beesley Drive. The subject site is zoned M-2, General Industrial District and has a land use designation of Heavy Industrial. According to the letter of intent, the proposed one-lot commercial tentative map would create an industrial subdivision with multiple tenants and will have vehicle and trailer parking. The project is estimated to take 18 months with a projected completion in November of 2022.

The M-2, General Industrial District is appropriate and compatible with the surrounding area. The future development of the site should meet all Industrial Design Standards including but not limited to landscaping, parking and building design, which will be addressed during the building permit review process.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned industrial development within this portion of the City. The applicant will need to vacate Azure Avenue between Madge Lane and Beesley Drive. Staff has no objections to the proposed tentative map.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. The applicant is proposing multiple vacations on the Tentative Map.
 - a. Vacation Pre-application documents must be submitted to the CNLV Real Property Services division of Public Works for review.
 - b. Separate vacation applications must be filed for easements and fee simple public rights-of-way.
 - c. The Vacation Pre-Application document review must be completed prior to the City's acceptance of any vacation for final review and setting the public hearing date for the City Council meeting.
 - d. The engineer shall coordinate with the Utilities Department regarding the public utility easement and existing 12" water line prior to or during the Pre-Application process.
 - e. Approval of this application shall not be construed to be approval of any proposed vacations shown on this Tentative Map.

To acquire the Vacation Pre-Application Form and Vacation Policy and Procedures, please visit:

www.cityofnorthlasvegas.com/departments/public_works/survey_and_real_proeprty_service.php

5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement), if applicable.

6. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner shall grant a 5' PUE along property boundary adjacent to public right of way.
9. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
10. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 222.1 and 225.
11. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Beesley Drive
 - b. Madge Lane
12. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
14. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County Assessor's Map

Location and Zoning Map