



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: **AMP-01-2022 Carey/Simmons Industrial (Public Hearing).** Applicant: Columbia Industrial Acquisition Company, LLC. Request: An amendment to the Master Plan of Streets and Highways to remove a section of Cartier Avenue. Location: Northeast corner of Carey Avenue and Simmons Street. Ward 2.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 139-17-701-001 and 139-17-801-004).

The applicant is requesting consideration to amend the Master Plan of Streets and Highways by removing a portion of Cartier Avenue commencing at Simmons Street and extending east approximately 820-feet. The intent is to remove the proposed street to allow the applicant to combine the parcels for a future industrial subdivision.

BACKGROUND INFORMATION:

| Previous Action |
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| A neighborhood meeting was held on March 9, 2022 at 5:30 p.m. at the Pearson Community Center located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated there were more than 25 neighbors in attendance. The meeting summary further stated that the neighbors expressed concerns with traffic on Carey Avenue; the financial and historical impact on the existing homes and neighbors of Windsor Park; landscape buffering; potential uses of industrial suites; and possible other uses for the space such as a community park or more residential homes. |
| On April 26, 2022, at 5:30 p.m., the applicant held a second neighborhood meeting at Pearson Community Center, located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated eleven (11) neighbors were in attendance. Several items were discussed with the neighbors. Discussions included the overall design of the project, traffic circulation, and community involvement by the developer. |
| In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment. |

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| On July 10, 2019, Planning Commission approved ZN-26-19, a property reclassification from R-1 (Single-Family Low Density District) to M-1 (Business Park Industrial District) |
| On July 10, 2019, Planning Commission approved T-1497 to allow a single lot commercial subdivision (location southeast corner of Evans Avenue and Simmons Street). |
| On July 10, 2019, Planning Commission approved T-1498 to allow a single lot commercial subdivision (location northeast corner of Carey Avenue and Simmons Street). |
| On October 28, 2021, there was a Task Force (TF-27-2021) meeting was held for a property reclassification from R-1, Single Family Low Density District, to M-1, Business Park Industrial District to create an industrial business park. |

RELATED APPLICATIONS:

| Application # | Application Request |
|----------------------|---|
| ZN-04-2022 | A property reclassification from an R-1, Single Family Low Density Residential District to M-1, Business Park District. |
| T-MAP-03-2022 | A tentative map is proposed to create a one-lot commercial subdivision |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|--|---|---|
| Subject Property | Employment | R-1, Single Family Low Density Residential District | Undeveloped |
| North | Mixed Use Commercial | M-1, Business Park Industrial District | Industrial Park and undeveloped |
| South | Single Family Low (up to 6 du/ac) | R-1, Single Family Low Density Residential District | Single family homes |
| East | Single Family Low (up to 6 du/ac), Open Space and Public / Semi - Public | R-1, Single Family Low Density Residential District | Single family homes, Walker Park, Greater Faith Baptist Church and Gilbert Magnet Elementary School |
| West | Public / Semi - Public | M-2, General Industrial District | North Las Vegas Airport, existing industrial with outdoor storage and SNWA Pump Station |

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to amend the Master Plan of Streets and Highways by removing a portion of Cartier commencing at Simmons Street and extending east approximately 820-feet. The intent is to remove the proposed street to allow the applicant to combine the parcels for a future industrial subdivision. Access to the parcels still from Evans Avenue to the north; Carey Avenue to the south; Clayton Street to the east; and Simmons Street to the west.

Currently, Cartier Street terminates at the eastern end of the residential neighborhood (Windsor Park) located adjacent to the proposed industrial development. Cartier does not physically continue west of the proposed industrial development to the North Las Vegas Airport. Removing this portion of Cartier Avenue would prevent industrial related traffic from travelling through the Windsor Park neighborhood.

The Department of Public Works has reviewed the subject application and has no objection to the proposed amendment; however, to address the consequences resulting from this amendment and the subsequent vacation of right-of-way, the applicant will need to provide a cul-de-sac on the west end of Cartier Avenue in order to comply with the City of North Las Vegas Municipal Code section 16.20.050.O which prohibits the use of stub streets.

At a minimum, the applicant shall terminate the street in compliance with CNLV-MC section 16.20.050.P: *Terminal streets not to exceed one hundred fifty (150) feet in length, as measured from the face-of-curb of the intersecting street to the face-of-curb of the terminal street, and with a maximum of four fronting lots, shall terminate in a cul-de-sac with a minimum back-of-curb radius of twenty-four (24) feet.* Should the applicant not agree to provide the required cul-de-sac, then the Department of Public Works will not approve the associated vacation request.

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:

Public Works Memorandum

Clark County Department of Aviation Memorandum

Letter of Intent

Master Plan of Streets and Highways Site Plan

Neighborhood Meeting Summary Letter (Dated March 9, 2022)

Neighborhood Meeting Summary Letter (Dated April 26, 2022)

Clark County Assessor's Map

Location and Zoning Map