



# Planning Commission Agenda Item

Date: September 14,  
2022

Item No: 11.

**TO:** Planning Commission

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

**SUBJECT: AMP-08-2022 NORTHERN BELT ROAD (Public Hearing).** Applicant: Prologis LP / Candice Johnson. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Resort Commercial to Heavy Industrial. Location: Northeast corner of North Belt Road and Interstate 15. (Ward 1) (For Possible Action)

**RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** (APN 123-22-301-001).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Resort Commercial to Heavy Industrial. The proposed amendment is for approximately 73.15 acres located at the northeast corner of North Belt Road and Interstate 15.

**BACKGROUND INFORMATION:**

Previous Action
A neighborhood meeting was held on May 23, 2022 at 3075 N. Walnut Road (Walnut Recreation Center) at 5:30 pm. The meeting summary from the applicant stated there was no attendance.
On May 2, 2022, there was a Task Force (TF-28-2022) meeting was held for a property reclassification from C-2, General Commercial District to M-2, General Industrial District to create two (2) industrial buildings.
City Council approved Ordinance #2154 to reclassify property (ZN-38-05) from O-L, Open Land District TO C-2, General Commercial District on June 15, 2005.

**RELATED APPLICATIONS:**

Application #	Application Request
<b>ZN-18-2022</b>	The applicant is requesting a property reclassification (rezone) from C-2, General Commercial District to M-2, General Industrial District.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Resort Commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Public / Semi Public	PSP, Public / Semi Public District	National Guard
<b>South</b>	Heavy Industrial	Interstate 15 and M-2, General Industrial District	Interstate 15 and Warehousing
<b>East</b>	Public / Semi Public	PSP, Public / Semi Public District	National Guard
<b>West</b>	Public / Semi Public and Heavy Industrial	PSP, Public / Semi Public District and M-2, General Industrial District	National Guard and Developing Warehouse

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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 Resort Commercial to Heavy Industrial. The proposed amendment is for approximately 73.15 acres located at the northeast corner of North Belt Road and Interstate 15.

The applicant has also submitted a request (ZN-18-2022) to reclassify the property from C-2, General Commercial District to M-2, General Industrial District to allow industrial uses. The applicant's letter of intent indicates the subject site will be developed with two (2) buildings for industrial uses.

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's surrounding uses consist of the Floyd Edsall Training Center of the Nevada Army National Guard and undeveloped land. 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. In addition, the lands adjacent to the proposed site and the National Guard is currently being developed as M-2, General Industrial District.

The subject site is located adjacent to Interstate 15, the JLUS and other industrial lands 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 affect 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 and recommends approval.

**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