



Planning Commission Agenda Item

Date: September 14,
2022
Item No: 12.

TO: Planning Commission

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

SUBJECT: **ZN-18-2022 NORTHERN BELT ROAD (Public Hearing).** Applicant: Prologis LP / Candice Johnson. Request: A property reclassification from C-2 (General Commercial District) to M-2 (General Industrial District). Location: 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 reclassify (rezone) the subject site from C-2 (General Commercial District) to M-2 (General Industrial District) on approximately 73.15 acres located at the northeast corner of North Belt Road and Interstate 15. The Comprehensive Master Plan Land Use designation for the subject site is Resort Commercial proposed Heavy Industrial (AMP-08-2022).

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
AMP-08-2022	The applicant is requesting an Amendment to the Comprehensive Master Plan Land Use element from Resort Commercial to Heavy Industrial.

GENERAL INFORMATION:

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

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 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 73.15 acres located at the northeast corner of North Belt Road and Interstate 15. The applicant's letter of intent indicates the subject site will be

developed with two (2) buildings for industrial uses.

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.

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 Comprehensive Master Plan's land use designation for the site is Resort Commercial (*proposed Heavy Industrial*). The proposed land use of Heavy Industrial, 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 the National Guard, undeveloped land and is abutting the I-15 to the south. 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 and recommends approval.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map