



Planning Commission Agenda Item

Date: March 12, 2025

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director of Land Development & Community Services
Prepared By: Miranda Cain, Planner

SUBJECT: **ZN-01-2025 FORT SUMTER and BROOKS (Public Hearing).** Applicant: Robert R. Black. Request: A Property Reclassification from a C-1, Neighborhood Commercial District, to an M-1, Business Park Industrial District. Location: Northwest Corner of Fort Sumter Drive and Brooks Avenue. (APN 139-14-103-001). Ward 1. (For Possible Action)

RECOMMENDATION: RECOMMEND TO APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) a 0.98 acre parcel from a C-1, Neighborhood Commercial District, to an M-1, Business Park Industrial District. The subject site is located at the northwest corner of Fort Sumter Drive and Brooks Avenue. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action	
A Neighborhood meeting was held on January 9 th , 2025 at the Alexander Library located at 1755 W Alexander Road, North Las Vegas, NV 89032. There were no surrounding neighbors in attendance.	
A Task Force meeting was held on July 25 th , 2024 to discuss a property reclassification from a C-1, Neighborhood Commercial District, to an M-1, Business Park Industrial District.	

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Area of influence	C-1, Neighborhood Commercial District	Undeveloped
North	N/A	N/A	Public Right of Way (Interstate 15)
South	Downtown Area of influence	M-2, General Industrial District	Public Utility Building
East	Downtown Area of influence	R-1, Single Family Low Density	Existing single-family dwellings
West	N/A	N/A	Public Right of Way (Interstate 15)

DEPARTMENT COMMENTS:

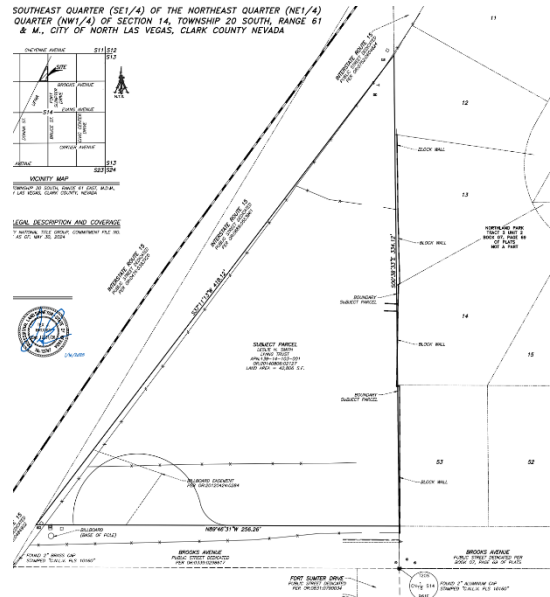
Department	Comments
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	No comment.

ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) the site from C-1, Neighborhood Commercial District, to an M-1, Business Park Industrial District. The subject site is approximately 0.98 acres located at the northwest corner of Fort Sumter Drive and Brooks Avenue. The proposed Comprehensive Master Plan Land Use designation for the subject site is Downtown Area of Influence. The proposed reclassification to M-1, Business Park Industrial District is consistent with the Downtown Area of Influence land use designation.

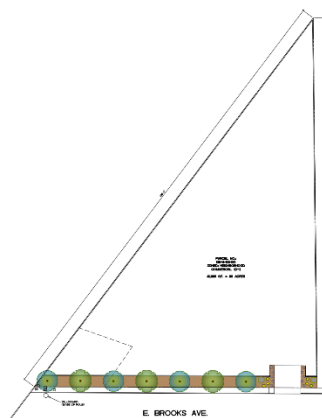
The Downtown Area of Influence land use designation is a land use that is supportive of the downtown area and provides a mix of uses. The purpose of the M-1, Business Park Industrial District is to accommodate light industrial uses, offices, and warehousing in a comprehensively planned and attractive setting while minimizing the amount of non-industrial uses. While light industrial uses would not be appropriate in the Downtown they are desirable near the Downtown area to support it. The proposed location has an existing industrial storage facility to the south, the I-15 to the West and North, and existing single-family residential to the East.

Current Aerial image and Applicant Provided Site Plan



M-1, Business Park Industrial District zoning is also acceptable at this location due to the size of the parcel, the proposed use of the development (storage of equipment), and the adjacent industrial use. Since the site is adjacent to residentially zoned parcels a one hundred percent opaque wall will be required as well as buffer landscaping. Landscaping plans were provided for the site however, the plans only show perimeter landscaping. All required landscaped areas will need to meet 50% groundcover. All landscaping items and the screening wall can be addressed during the building permit process.

Applicant provided landscaping plan



The proposed property reclassification to M-1, Business Park Industrial District is

consistent with the existing land use designation of Downtown Area of influence. Staff does not anticipate any adverse impacts on the exiting residential dwellings surrounding the subject site and recommends that planning commission forwards this item to city council with a recommendation of approval of the property reclassification.

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;
 - By developing, the vacant lot into a viable industrial site will assist in reducing the impact of abandoned items and trash as well as provide for new jobs in the area.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - The proposed property reclassification to M-1, Business Park Industrial District is consistent with the existing land use designation of Downtown area of influence.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
 - The proposed property reclassification is in line with the stated purpose which is to promote a balanced supply of commercial, industrial, institutional, and transportation land uses that are compatible with adjacent land uses;
- (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;
 - The proposed property reclassification to M-1, Business Park Industrial District should not have a negative impact the existing facilities and services.
- (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;
 - The proposed property reclassification to M-1, Business Park Industrial District should not harm the natural environment, including air, water, noise,

storm water management, wildlife, and vegetation.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- Staff does not anticipate any adverse impacts on the existing residential dwellings. The required landscape buffer should have additional trees to assist in mitigating the proposed industrial use.

(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 to M-1, Business Park Industrial District is to support an industrial storage yard which staff feels is compatible with the adjacent residents.

ATTACHMENTS:

Letter of Intent

Boundary Map

Landscape Plan

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map