



Planning Commission Agenda Item

Date: February 12,
2025

Item No: {{item.Number}}

TO: Planning Commission

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

SUBJECT: ZN-19-2024 CENTENNIAL SPEEDWAY COMMERCE CENTER (Public Hearing). Applicant: Schnitzer Properties, LLC. Request: A Property Reclassification from a PUD, Planned Unit Development District, to an M-2, General Industrial District. Location: Northeast Corner of Centennial Parkway and Shatz Street. (APN's 123-22-801-014 and 015) Ward 1. (For Possible Action)

RECOMMENDATION: RECOMMEND TO APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) two (2) parcels from a PUD, Planned Unit Development District to an M-2, General Industrial District. The two (2) parcels combined are 6.43 acres and are located at the northeast corner of Centennial Parkway and Shatz Street. The Comprehensive Master Plan Land Use designation for both parcels is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on December 30, 2024 at 6:00 p.m. at the Springhill Suites Marriott, 2910 East Craig Road. According to the summary of the neighborhood meeting, no neighbors attended the meeting.
A Task Force meeting was held on December 05, 2024 (TF-48-2024) to discuss a property reclassification from a PUD, Planned Unit Development District to M-2, General Industrial District for 2 new shell buildings with intent to lease.
At the City Council Meeting on June 17, 1998 the property reclassification Ordinance #2035 from M-2, General Industrial District to PUD, Planned Unit Development District was approved.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	PUD, Planned Unit Development District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Existing Industrial building
South	Heavy Industrial	PUD, Planned Unit Development District and M-2, General Industrial District	Nevada Energy Substation and Existing industrial buildings
East	Heavy Industrial	PUD, Planned Unit Development District	Existing Truck Stop
West	Heavy Industrial	M-2, General Industrial District	Existing Industrial building

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:

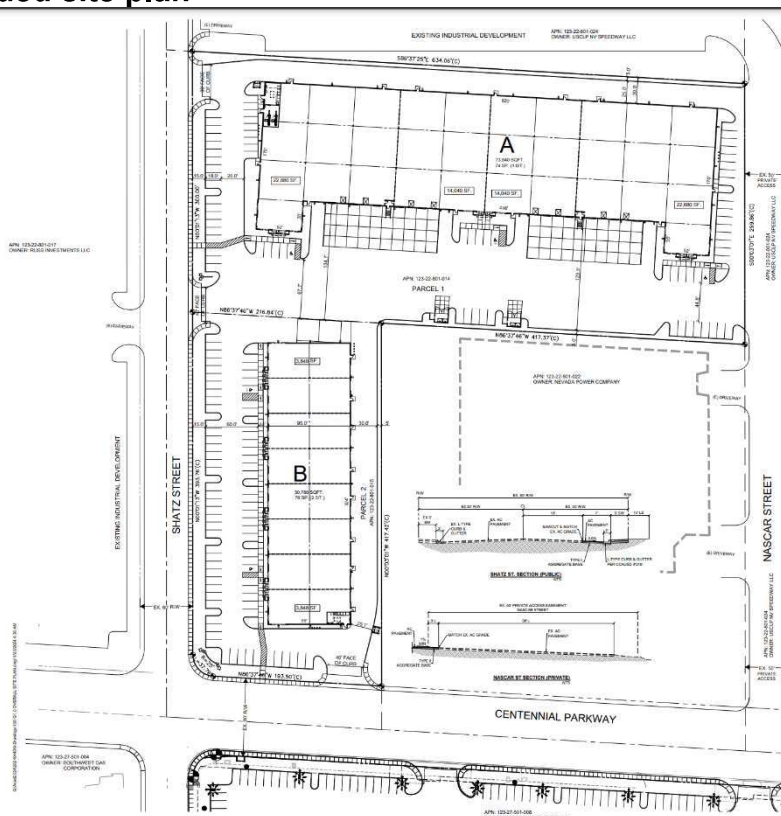
The applicant is requesting consideration to reclassify (rezone) the site from a PUD, Planned Unit Development District to the M-2, General Industrial District. The subject site is on two (2) parcels that are approximately 6.43 acres located at the northeast corner of Centennial Parkway and Shatz Street. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

The original PUD, Planned Unit Development District, for the site listed a hotel/casino, truck stop, and Nevada power substation as the three planned uses for the site. Over time

the truck stop and Nevada power substation were built but the hotel/casino was not. In 2018 a portion of the site intended for the hotel/casino was rezoned from PUD, Planned Unit Development District, to M-2, General Industrial District (ZN-38-18) and was developed as an industrial building. Following this rezoning these two parcels were the only portions of the original PUD left undeveloped.

The purpose of the General Industrial (M-2) 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 zone districts, but which, are necessary and desirable activities in the City.

Applicant provided site plan



Adjacent to the proposed site there are existing industrial buildings adjacent to the north, south and west of the site. In addition, there is an existing truck stop to the east and a Nevada Energy substation to the south adjacent to Centennial Parkway. The proposed light industrial warehouse use would be compatible with the adjacent uses.

The proposed property reclassification to M-2, General Industrial District is consistent with the current land use designation of Heavy Industrial. At the Task Force meeting, (TF-48-2024) staff and the applicant discussed adjusting the site landscaping and the building design to meet the requirements of title 17. However, these changes have not been shown on the provided site plan or elevations. These will be addressed at the building

permit stage.

Additionally there is a Roadway Easement (Document #20040405-0001175) which allows for Public access and Public Utilities along Nascar Street. The site design would need to be adjusted to meet the setback and landscaping requirements of title 17 for a street with public access. These changes can be addressed at the building permit stage. Staff does not anticipate any adverse impacts on the existing facilities or neighboring land uses surrounding the subject site and recommends 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-2, General Industrial District is consistent with the proposed land use designation of Heavy Industrial.
- (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 of the proposed zone which 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 zone districts, but which, nevertheless, are necessary and desirable activities in the City;
- (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-2, General 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-2, General Industrial District should not have a negative impact upon 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 existing facilities or neighboring land uses surrounding the subject site
- (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-2, General Industrial District is to support two (2) proposed industrial buildings which staff feels is compatible with the adjacent businesses.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map