



Planning Commission Agenda Item

Date: March 8, 2023

Item No: 3

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director Land Development & Community Services
Prepared By: Duane McNelly

SUBJECT: **ZN-01-2023 HEARTLAND EXPRESS (Public Hearing).** Applicant: Losee Capital Management, LLC. Request: A Property Reclassification from R-E (Ranch Estates District) to M-2 (General Industrial District). Location: Southeast Corner of Losee Road and La Madre Way. (APN 124-36-402-001) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-36-402-001).

The applicant is requesting consideration for a property reclassification from R-E (Ranch Estates District) to M-2 (General Industrial District). The proposal is for 10.77 acres generally located at the southeast corner of Losee Road and La Madre Way.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on January 9, 2023 from 5:30 p.m. to 6:30 p.m. at the Hampton Inn located at 2852 E. Craig Road, North Las Vegas, NV 89030. Six people attended the meeting in addition to Councilman Barron and Councilwoman Garcia-Anderson. The meeting attendees asked questions about the location of the project and the reason for the comprehensive plan amendment and zone change. No opposition was expressed at the meeting.
A task force meeting to discuss project requirements was held at the City of North Las Vegas on December 1, 2022.

RELATED APPLICATIONS:

Application #	Application Request
AMP-01-2023	The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Employment to Heavy Industrial.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	R-E, Ranch Estates District	Undeveloped
North	Employment	M-1, Business Park District / M-2, General Industrial District	Undeveloped / Existing contractor's office and shop/yard
South	Heavy Industrial	M-2, General Industrial District	Existing contractor's office and shop/yard
East	Heavy Industrial	M-2, General Industrial District	Existing industrial uses (construction of trusses and engineered wood products; warehouses)
West	Multi-Family Residential	R-3, Multi-Family District	Existing Norterra Canyon Apartments
Southwest	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped

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 property from R-E, Ranch Estates District to M-2, General Industrial District. The subject site consists of one parcel approximately 10.77 acres generally located at the southeast corner of Losee Road and La Madre Way.

The applicant has also submitted a request to amend the Comprehensive Master Plan Land Use map for the subject parcel from Employment to Heavy Industrial (AMP-01-2023).

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, nevertheless, are necessary and desirable activities in the City. According to the letter of intent, the applicant is proposing a truck service and repair facility to maintain its own fleet vehicles; an application for a conditional use permit for the vehicle repair facility was also submitted, which will be processed administratively, subject to the results of this application. The letter also states that this site will not be a general truck stop location and will not be accessible to the general public. The proposed zoning is consistent with the intended use of the property.

The subject site is predominantly surrounded by industrial land uses, Business Park Industrial District (M-1) and General Industrial District (M-2) to the north of La Madre Way, General Industrial District (M-2) south of Lone Mountain Road and General Industrial District (M-2) east of the subject parcel. Approximately 350 feet of this parcel's westerly border is along Losee Road, a one hundred (100) foot wide arterial street; west of this segment of Losee Road is an existing multi-family development, the Norterra Canyon apartment complex. The Upper Las Vegas Wash Channel and trail lies along the southwest border of this irregularly shaped parcel; west of the wash is an undeveloped four acre parcel with a zoning classification of Neighborhood Commercial.

The subject site is located within close proximity of the major transportation infrastructure of I-15 and is situated among other industrial properties which is a preferred location for general industrial uses. Where the boundary of the site is adjacent to Losee Road and the Upper Las Vegas Wash Trail, adequate buffering and landscaping should be employed, as required by the Code, to reduce any negative visual impacts from the proposed use as well as noise and light pollution. The proposed property reclassification is compatible with the surrounding neighborhood. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site, and therefore, recommends approval of the property reclassification from R-E, Ranch Estates District to M-2, General Industrial District.

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.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map