	Planning Commission Agenda Item	Date: **May 10, 2023**
		Item No: **15**

TO: Planning Commission

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

SUBJECT: **AMP-02-2023** GOLDEN TRIANGLE BUILDING 6 (Public Hearing). Applicant: Golden Triangle R, LLC. Request: An Amendment to the Master Plan of Streets and Highways to remove Washburn Road starting at Pecos Road and extending east to Donovan Way. (APNs 123-31-301-001 and 123-31-301-011) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVAL AND FORWARD TO THE CITY COUNCIL FOR FINAL CONSIDERTION

PROJECT DESCRIPTION:
The applicant is requesting consideration to amend the Master Plan of Streets and Highways by removing a portion of Washburn Road starting at Pecos Road and extending east to Donovan Way.

BACKGROUND INFORMATION:

Previous Action
N / A

RELATED APPLICATIONS:

Application #	**Application Request**
N/A	N/A

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	M-2, General Industrial District	Undeveloped
North	Single Family Medium	PUD, Planned Unit Development	Residential Subdivision
South	Heavy Industrial	M-2, General Industrial District	Industrial Parking Lot
East	Heavy Industrial	M-2, General Industrial District	UPRR, Donovan Way, Flood Control Detention Basin / Cement Terminal
West	Employment	M-2, General Industrial District	Undeveloped

DEPARTMENT COMMENTS:

Public Works:	See attached memorandum.
Police:	No comment.
Fire:	No comment.

ANALYSIS:

The applicant is requesting consideration to amend the Master Plan of Streets and Highways by removing a portion of Washburn Road starting at Pecos Road and extending east to Donovan Way.

The current version of the Master Plan of Streets and Highways incorporates a previously approved amendment (AMP-07-12) that removed La Madre Way west of Lamb Boulevard to Donovan Way. Previous versions of the adopted Plan intended for an extension of Washburn Road over the Union Pacific Railroad tracks as an 80-foot collector street extending east of Donovan Way, southeast across I-15 connecting to La Madre Way and then ultimately to Lamb Boulevard. However, due to development activity occurring at the time, AMP-07-12 was approved on December 19, 2012, leaving the remaining segment of Washburn Road from Donovan Way to Pecos Road.

Consequently, development patterns have changed and are reflected in the most current version of the adopted Plan and the previously anticipated regional connection of Washburn Road is no longer necessary and likely not even feasible. As a result, Public Works is recommending approval of the proposed amendment to the Master Plan of Streets and Highways to remove Washburn Road starting at Pecos Road and extending east to Donovan Way.

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:

Public Works Memorandum
Letter of Intent
Master Plan of Streets and Highways Detail
Associated Site Plan
Neighborhood Meeting Notes
Clark County Assessor's Map
Location and Comprehensive Plan Map