



# Planning Commission Agenda Item

Date: August 9, 2023

Item No: 6

**TO:** Planning Commission

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

**SUBJECT:** **AMP-07-2023 NORTH 15 PHASE IV (Public Hearing).** Applicant: LIT Sloan Lane Vegas, LLC. Request: An Amendment to the Master Plan of Streets and Highways to reduce the width of Tropical Parkway from a 100-foot right-of-way to an 80-foot right-of-way between Nicco Way and Sloan Lane. Location: Tropical Parkway between Nicco Way and Sloan Lane. (APN 123-28-701-006) Ward 1. (For Possible Action)

## RECOMMENDATION: APPROVAL

### PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Master Plan of Streets and Highways to reduce the width of Tropical Parkway from a 100-foot right-of-way to an 80-foot right-of-way between Nicco Way and Sloan Lane.

### BACKGROUND INFORMATION:

Previous Action
N / A

### RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>North</b>	Heavy Industrial	M-2, General Industrial District	Industrial Warehouse
<b>South</b>	Heavy Industrial	M-2, General Industrial District	Industrial Warehouse
<b>East</b>	Heavy Industrial	M-2, General Industrial District	Industrial Warehouse
<b>West</b>	Heavy Industrial	M-2, General Industrial District	Industrial Warehouse

**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 to reduce the width of Tropical Parkway from a 100-foot right-of-way to an 80-foot right-of-way between Nicco Way and Sloan Lane.

The right-of-way for Tropical Parkway at this location is intended to remain at 80 feet, as presently constructed. The Department of Public Works has no objection to the proposed amendment to the Master Plan of Streets. Consequently, staff is recommending approval of this application.

**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