



Planning Commission Agenda Item

Date: March 8, 2023

Item No: 2

TO: Planning Commission

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

SUBJECT: **AMP-01-2023 HEARTLAND EXPRESS (Public Hearing).** Applicant: Losee Capital Management, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Employment to Heavy Industrial. 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 to amend the Comprehensive Master Plan Land Use Element from Employment to Heavy Industrial. The proposed amendment 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
ZN-01-2023	The applicant is requesting a property reclassification from R-E (Ranch Estates District) to M-2 (General Industrial District).

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 amend the Comprehensive Master Plan Land Use map from Employment to Heavy Industrial. 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 (ZN-01-2023) to reclassify the property from R-E (Ranch Estates District) to M-2 (General Industrial District) to allow industrial uses. 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.

According to the Comprehensive Master Plan, the characteristics and location for Heavy Industrial land use (the proposed land use) are generally located within close proximity of the major transportation infrastructure of I-15 and the Union-Pacific rail line. These uses are heavier in traffic, noise, processes, or some other factor which requires adequate separation of use from residential areas. Where these uses are adjacent to an arterial street, adequate buffering and landscaping should be employed to reduce negative visual impacts from these uses as well as noise and light pollution. The primary uses are higher-intensity industrial activities including manufacturing, processing, warehousing, storage, and shipping. Secondary uses include office, commercial uses supporting industrial development, and open space.

The subject site is predominantly surrounded by industrial land uses, Employment to the north of La Madre Way, Heavy Industrial south of Lone Mountain Road and Heavy Industrial 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 land use designation of Community 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 Heavy 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. Amending the land use for the subject site should not negatively affect future development of the surrounding vacant properties in accordance with the current plan. The proposed Heavy Industrial land use is compatible with the surrounding neighborhood. Therefore, staff has no objections to the proposed request and is recommending approval.

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:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map