



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 7.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Sharianne Dotson

**SUBJECT: T-1425 (60277) CRAIG & WALNUT.** Applicant: AML Development 3 LLC. Request: A Tentative Map in an M-2 (General Industrial District) to allow a single-lot commercial subdivision. Location: Generally located east of the southeast corner of Craig Road and Walnut Road. (APNs 140-06-601-005 and 140-06-713-003). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that T-1425 be approved with conditions.

**GENERAL INFORMATION:**

|                                  |  |
|----------------------------------|--|
| Comprehensive Plan:              | Heavy Industrial   |
| Existing land use and zoning:    | Undeveloped; M-2, General Industrial District  |
| Surrounding land use and zoning: | <u>North:</u> Office Warehouse; M-2, General Industrial District<br><u>West:</u> Multifamily Residential; R-3, Multifamily Residential District (Clark County)<br><u>East:</u> Residential; R-3, Multi-Family Residential District<br><u>South:</u> Single-Family Residential; R-2, Medium Density Residential District (Clark County) |

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission approval for a single-lot commercial tentative map on approximately 8.76 acres. Currently, the subject site contains two (2) separate undeveloped parcels of land. The subject parcels (140-06-601-005 and 140-06-713-003) were reclassified from an R-3, Multi-Family Residential District to the M-2, General Industrial District at the City Council meeting on June 15, 2016, per Ordinance 2759 (ZN-06-16). At the time of the property reclassification the application included a site plan for a future distribution center.

**DEPARTMENT COMMENTS:**

|               |                                     |
|---------------|-------------------------------------|
| Public Works: | Please see the attached memorandum. |
| Building:     | No comment.                         |
| Fire:         | Please see the attached memorandum. |

**ANALYSIS**

The subject site has a land use designation of Heavy Industrial and is zoned M-2, General Industrial District. According to the applicant's letter of intent, the buildings will be concrete tilt up in style which will be reviewed during the building permit process. The applicant intends to combine the two parcels into one lot and provide records of survey to subdivide the site into four (4) separate parcels for future buyers. The proposed tentative map is consistent with the land use and zoning for the subject site. Development of the parcel will be subject to the requirements for the industrial district including the Industrial Design Standards.

**CONDITIONS:**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

**ATTACHMENTS:**

- Public Works Memorandum
- Fire Prevention Memorandum
- Letter of Intent
- Tentative Map
- Clark County Assessor's Map
- Location and Zoning Map