



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 8.

TO: Planning Commission

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

SUBJECT: T-1426 (60301) VANTAGE DISTRIBUTION CENTER BUILDING 1. Applicant: Damon Jeffrey. Request: A tentative map in an M-2 (General Industrial District) to allow a single-lot commercial subdivision. Location: Northeast and southeast corners of the El Campo Grande Avenue and Sloan Lane alignment. (APNs 123-27-301-010 and 123-27-401-002). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that T-1426 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> Undeveloped; O-L, Open Land District <u>West:</u> Undeveloped; M-2, General Industrial and O-L, Open Land Districts <u>East:</u> Undeveloped; M-2, General Industrial and O-L, Open Land Districts <u>South:</u> Undeveloped; O-L, Open Land District and R-U, Rural Open Land District (Clark County)

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval for a single-lot commercial tentative map on approximately 75.89 acres. Currently, the subject site contains two (2) separate undeveloped parcels of land. The subject parcels were reclassified from an O-L, Open Land District to the M-2, General Industrial District at the City Council meeting on August 16, 2017, per Ordinance 2822 (ZN-20-17). A vacation application to vacate a portion of the El Campo Grande Avenue right-of-way; a bus turn-out easement; and two (2) five (5) foot wide public utility easements adjacent to the right-of-way (VAC-12-17) was approved at the Planning Commission on September 13, 2017. The accompanying application for an Amendment to the Master Plan of Streets and Highways to remove El Campo Grande Avenue (AMP-10-17), was approved at the same Planning Commission

meeting. Both items have been forwarded to the City Council for final action.

DEPARTMENT COMMENTS:

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

ANALYSIS

The subject site has the land use designation of Heavy Industrial and a zoning classification of M-2, General Industrial District. The parcels are part of the Air Terminal Environs Overlay District (AE-65). The proposed tentative map is consistent with the land use and zoning for the subject site. Development of the site will be subject to the Industrial Design Standards and may require noise attenuation in conformance with the overlay district.

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