

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700023-UNION PACIFIC RAILROAD:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres.

Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

217-13-201-002

**EXISTING LAND USE PLAN:**

SOUTH COUNTY (JEAN) - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

SOUTH COUNTY (JEAN) - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 19.99
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is a leading provider of transportation, materials handling, and other industrial services, and owns or operates facilities across the United States, Canada, Mexico, and Saudi Arabia. The applicant proposes to develop a rail-to-truck transload terminal and fuel blending facility.

According to the applicant, the Industrial Employment designation is compatible with, and appropriate for, both the project site and the surrounding area, and will not adversely impact the surrounding properties. The general area is planned Business Employment or Public Use, intended for ancillary commercial and public uses. Moreover, the project is a natural fit on the property as it is far from residentially zoned and developed properties, but easily accessible via Interstate 15. The property is specifically located in the South County planning area, which in part, encourages development patterns and standards compatible with the continuing operation of Jean Airport. Located near Jean Airport, the proposed project will assist with Jean Airport's operation and its jet fuel needs.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IH	Warehouse & materials recovery facility
South	Public Use	PF, RS80	Jean Airport & water detention basins
East	Public Use; Business Employment	RS80	UPRR & Prison - State of Nevada
West	Business Employment; Public Use	IH, IL, & PF	Warehouse & materials recovery facility, telecommunications facility, & Jean Airport

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0515	A zone change to reclassify the site from RS80 to IH zoning is a companion item on this agenda.
UC-24-0516	A use permit and design review for fuel storage and hazardous materials storage with waivers for parking lot landscaping and buffering/screening requirements is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use category include manufacturing and heavy industry. Supporting land uses include manager’s office or residence and other supporting uses.

Staff finds the request for the Industrial Employment land use category is appropriate for this location. There are several industrial uses in the surrounding area ranging from IP to IH zoning, which are conforming to the Industrial Employment land use category. Industrial Employment is

also appropriate for the site since the property is located next to the Union Pacific Railroad where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established uses. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**STAFF ADVISORIES:**

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SAVAGE TRANSLOAD NETWORK, LLC

**CONTACT:** MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE, SUITE 900, LAS VEGAS, NV 89135

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE SOUTH COUNTY LAND USE PLAN MAP  
OF THE  
CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

**WHEREAS**, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

**WHEREAS**, on November 19, 2024, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does adopt and amend the South County Land Use Plan Map by:

PA-24-700023 - Amending the South County Land Use Plan Map of the Clark County Master Plan on APN 217-13-201-002 from Business Employment (BE) to Industrial Employment (IE). Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South.

**PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
TIMOTHY CASTELLO, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY