

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0515-UNION PACIFIC RAILROAD:

ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone.

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 (description on file). MN/rg (For possible action)

RELATED INFORMATION:

APN:

217-13-201-002

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.

The parcel immediately to the north of the property is zone IH. 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 I-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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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, & RS80	Warehouse & materials recovery facility, telecommunications facility, & Jean Airport

Related Applications

Application Number	Request
PA-24-700023	A plan amendment to change the land use category from Business Employment (BE) to Industrial Employment (IE) 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, street landscaping and buffering/screening requirements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the request for the IH (Industrial Heavy) zoning is appropriate for this location. There are several industrial uses in the surrounding area ranging from IL to IH zoning. Industrial Heavy is 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. For these reasons, staff finds the request for the IH Zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Jean Sport Aviation Center (OL7). Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. 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 approved, 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.

PRELIMINARY STAFF CONDITIONS:**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SAVAGE TRANSLOAD NETWORK, LLC

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