



Planning Commission Agenda Item

Date: May 8, 2024

Item No: 9

TO: Planning Commission

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

SUBJECT: SUP-33-2024 EAGLE PALLETS (Public Hearing). Applicant: Jesus Sanchez. Request: A Special Use Permit in an M-2 (General Industrial District) to allow Outdoor Manufacturing and Production (Pallet Manufacturing). Location: 3785 Losee Road. (APN 139-11-601-003) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow outdoor manufacturing and production (pallet manufacturing). The site is a 1.46 acre parcel located at 3785 Losee Road in an M-2, General Industrial District. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

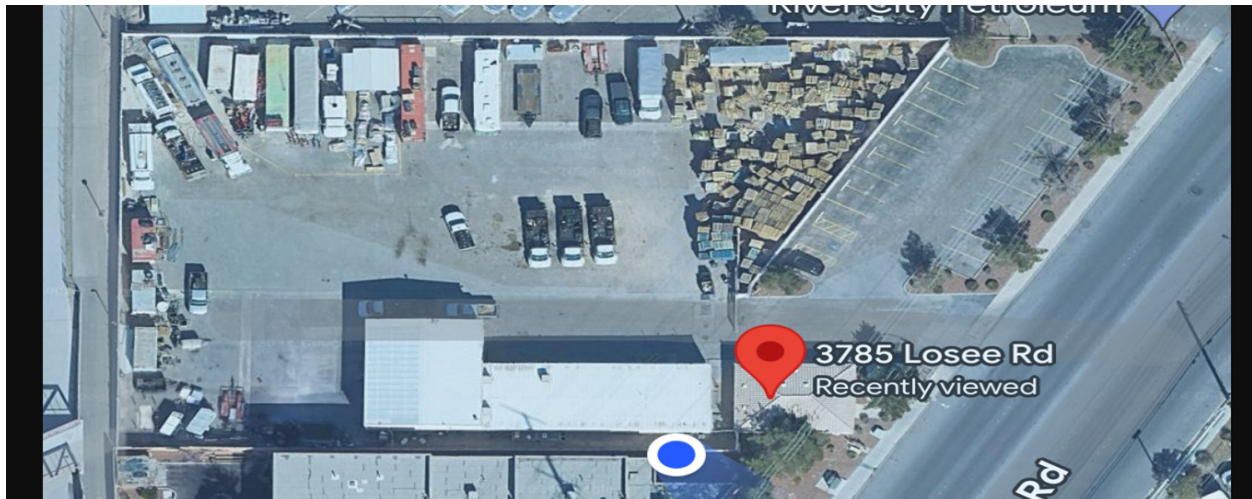
	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Developed Outdoor Storage
North	Heavy Industrial	M-2, General Industrial District	Contractors outdoor storage
South	Heavy Industrial	M-2, General Industrial District	Warehouse/Office with Exterior Storage
East	Heavy Industrial	M-2, General Industrial District	Warehouse/Office with Exterior Storage
West	Heavy Industrial	M-2, General Industrial District	Contractors outdoor storage (Las Vegas Paving)

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	See Attached Memorandum.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow outdoor manufacturing and production (pallet manufacturing). The site is located on a 1.46-acre parcel located at 3785 Losee Road. The subject parcel is zoned M-2, General Industrial District and the Comprehensive Land Use Plan designation is Heavy Industrial. Access to the site is from one (1) gated driveway located on Losee Road. According to the applicant's letter of intent, the site is intended for outdoor pallet storage and outdoor pallet repair/manufacturing. The proposed hours of operation are from 6 am to 3 pm Monday through Friday. The parcel is located in the AE-65 Overlay District and the proposed use is permitted with the AE-65 Overlay District.



The site currently consists of an existing building, a gated paved exterior storage area enclosed by a block wall where the pallets are currently stored. The front portion of the property consists of an office building, parking lot area and perimeter landscaping. The existing fence and gate should be updated to an opaque metal fence and gate to meet the outdoor storage screening requirements within Title 17.



The applicant submitted photo elevations of the site. There is an existing one (1)-story beige stucco building with a red tile roof; a (1)-story beige metal building with three (3) roll up doors; a block (CMU) perimeter wall with a wrought iron gate that is painted to match the building and a



barbed wire fence the encloses the exterior storage area. The buildings were constructed in 1993 with materials, colors and industrial design standards allowed by the code at that time. The submitted photo elevations indicate the site is currently being used for outdoor storage of pallets. The existing block (CMU) wall should be increased to the maximum height allowed of 12 feet for an industrial use for screening of outdoor storage. In addition, above the block wall is a barbed wire fence. The barbed wire is not a permitted fencing material per Title 17 and should be removed.

Per the attached Fire Prevention memorandum, the Fire Prevention Division, has reviewed the site plan and indicated a more detailed site plan will need to be submitted with the fire lane access; pallet storage locations and heights indicated. This will be reviewed and approved during the business license process.

The submitted site plan indicates there are 24 parking spaces for the manufacturing, production and storage facility. The site appears to be in compliance with the required parking space for the use requested. In addition, the storage of goods and materials requires all loading areas; vehicle parking areas and drive aisles should be on a paved surface. The site appears to be in compliance with the required surfacing.

The existing landscaping for the parking lot area and adjacent to Losee Road appear to be in compliance with the exception of two (2) missing trees that have been cut down and the stumps left in the landscaped area along Losee Road. This area originally had seven (7) trees as part of the originally approved landscaping and should be replaced.

A site visit was performed with the following concerns; there was not an onsite trash enclosure which is required. A trash enclosure will be required and should match the principal structure, have six (6) feet of foundation landscaping and a roof. In addition, the existing parking lot pavement is in disrepair and will need to be re-paved.

The area surrounding the proposed outdoor manufacturing and production facility consists of existing industrial uses and outdoor storage. The proposed use is currently operating at this location without a business license. The proposed use is appropriate at this location and staff recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

- The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - The proposed outdoor manufacturing and production (pallet manufacturing)

is permitted within M-2, General Industrial District with an approved special use permit. The Comprehensive Master Plan is Heavy Industrial, which consists of industrial zoning including but not limited to M-2, General Industrial District.

- The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
 - The purpose of the General Industrial (M-2) district is to provide for the development of uses that, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in most other zone districts, but which, nevertheless, are necessary and desirable activities in the City. The proposed outdoor manufacturing and production (pallet manufacturing) with outdoor storage is providing a service to the existing and growing warehouse and distribution businesses within the city that need pallets.
- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
 - The proposed outdoor manufacturing and production (pallet manufacturing) with outdoor storage should not interfere with the existing manufacturing facilities within the area and should not create a negative impact on the existing business.
- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - This is an existing site that has been around since 1993. The outdoor manufacturing and production (pallet manufacturing) with outdoor storage is located behind a block wall and should not create a negative impact on the neighborhood.
- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.
 - The proposed outdoor manufacturing and production (pallet manufacturing) and outdoor storage should not have a negative impact on any existing facilities and services.

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.
2. The perimeter wall shall be increased to 12 feet in height.
3. Applicant to submit a site plan to Fire Prevention indicating the fire lane access and pallet storage location and height to be approved before a business license will be issued.
4. Applicant shall update the perimeter landscaping by installing two (2) trees.
5. All fences and gates facing Losee Road shall be opaque per Title 17.
6. All loading areas, vehicle parking and drive aisles shall be on a paved surface.
7. The existing barbed wire above the perimeter wall shall be removed.
8. The applicant shall install a trash enclosure in compliance with the industrial design standards.
9. The existing parking lot pavement shall be repaired or re-paved.

Public Works

10. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
11. The existing driveway(s) must be brought up to current standards to be ADA compliant and are to be re-constructed in accordance with Clark County Area Uniform Standard Drawing number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
12. The property owner is required to grant roadway easement for commercial driveway(s).

ATTACHMENTS:

Public Works Memorandum

Fire Prevention Memorandum

Letter of Intent

Site Plan

Elevations (photos)

Clark County Assessor's Map

Location and Zoning Map