



Planning Commission Agenda Item

Date: November 8,
2023

Item No: 12

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: SUP-58-2023 2942 BROOKSPARK DRIVE (Public Hearing). Applicant: Jonathan Ibarra. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow Outdoor Manufacturing and Production. Location: 2942 Brookspark Drive. (APN 139-15-615-013). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow outdoor manufacturing and production for the light fabrication and repair of food trailers. The subject site is located within the Brookspark II industrial subdivision at 2942 Brookspark Drive.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	M-2, General Industrial District	Industrial

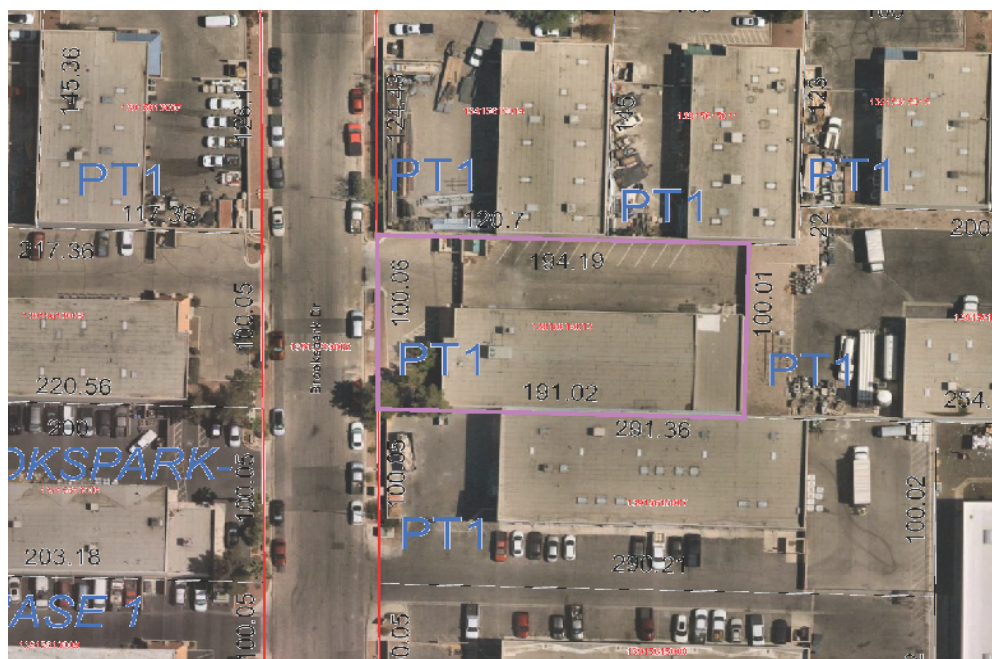
North	Mixed-Use Employment	M-2, General Industrial District	Industrial
South	Mixed-Use Employment	M-2, General Industrial District	Industrial
East	Mixed-Use Employment	M-2, General Industrial District	Industrial
West	Mixed-Use Employment	M-2, General Industrial District	Industrial

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow outdoor manufacturing and production for the light fabrication and repair of food trailers in the fully enclosed yard space of the subject property which is located within the Brookspark II industrial subdivision at 2942 Brookspark Drive. The subject property is zoned M-2, General Industrial District.



According to the applicant's letter of intent, the proposed use of outdoor yard space will be utilized while the indoor warehouse space is being equipped with the required fire sprinkler system needed to operate inside the warehouse, as the owner is transferring his business operation from the City of Las Vegas to this location in North Las Vegas. The light fabrication and repair of the food trailers should not create a noise nuisance for the adjacent neighborhood. The intended hours of operation are Monday to Friday from 9:00 am in the morning to 5:00 pm in the afternoon.

Google Maps – Street View

Image capture: Dec 2022



The applicant's proposal is an appropriate use within the Brookspark II industrial subdivision and should not create a negative impact on the surrounding properties. Consequently, staff supports the request and recommends approval subject to the standard condition listed below.

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:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. 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;

3. 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);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. 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.

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:

Letter of Intent

Site Plan

Floor Plan

Clark County Assessor's Map

Location and Zoning Map