



# Planning Commission Agenda Item

Date: April 9, 2025

Item No: 16

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDPF, Director of Land Development  
Prepared By: Bryan Saylor, Planner

**SUBJECT: SUP-04-2025 CONTAINURPOOLS, INC. & CONTAINUR MANUFACTURING, TWO, LLC (Public Hearing).** Applicant: ContainurPools Inc. & Containur Manufacturing, Two, LLC. Request: A Special Use Permit in an M-2, General Industrial District, to Allow Outdoor Manufacturing and Production (Portable Swimming Pools). Location: 1015 Sharp Circle. (APN 139-11-413-018). Ward 2. (For Possible Action)

## RECOMMENDATION: APPROVE WITH CONDITIONS

### PROJECT DESCRIPTION:

The applicant is requesting a special use permit in an M-2, General Industrial District, to allow outdoor manufacturing and production of portable swimming pools. The subject site is located on 0.66 acres at 1015 Sharp Circle. The site is currently zoned as M-2 General Industrial District and the Comprehensive Master Plan Land Use is Heavy Industrial.

### BACKGROUND INFORMATION:

Previous Action
N/A

### RELATED APPLICATIONS:

Application #	Application Request
N/A	

### GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Heavy Industrial	M-2, General Industrial	Existing Industrial
<b>North</b>	Heavy Industrial	M-2, General Industrial	Existing Industrial

<b>South</b>	Heavy Industrial	M-2, General Industrial	Existing Truck Stop
<b>East</b>	Heavy Industrial	M-2, General Industrial	Existing Industrial
<b>West</b>	Heavy Industrial	M-2, General Industrial	Existing Industrial

### DEPARTMENT COMMENTS:

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

### ANALYSIS:

The applicant is an existing business seeking to expand its operations by adding outdoor manufacturing and storage located at 1015 Sharp Circle. The proposed site is in a heavy industrial area and surrounded by industrial uses. The proposal of outdoor manufacturing in this area would likely not be a nuisance and would be compatible with the surrounding area.



According to the applicant's letter of intent, the proposed activities include welding, painting and coating application would be done outdoors, or outside of the primary building.



The subject site is currently utilized as a manufacturing business on the eastern portion of the site, while the western portion is fenced storage and parking. Although parking is being shown as part of the storage area, it appears that the parking spots are not being utilized for parking purposes. It appears that parking spots are currently being utilized for outdoor storage. The required onsite parking is 4 spaces for

the office area and 10 spaces for the warehouse portion, 14 required spaces in total. The site plan submitted by the applicant shows 21 available parking spaces. At a minimum, 14 of the spaces must be utilized only for onsite vehicle parking and may not be used for storage, staging of materials or activities related to manufacturing processes.

Access to the existing site is from three entrances: one small parking lot at the northeast corner of the property, and two (2) gated drive access points to the rear storage area of the property. All three access points are on Sharpe Circle, a 51 foot right-of-way.

Outdoor manufacturing and storage require appropriate screening, however the existing chain link fence with slats is not a permitted fencing option. To meet these requirements a new decorative wall, such as CMU split face block or wrought iron with expanded metal backing shall be constructed to provide opaque screening, will be required. This wall would need to replace the existing chain link fencing.

The landscaped portion shown in the adjacent photo, currently interior of the fence will need to be on the exterior of the new wall. Additionally the gates will need to be decorative and opaque to screen the storage from the right of way.



### **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;
  - a. The subject area is located inside a Heavy Industrial area, outdoor manufacturing is a use consistent with the surrounding area.
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;
  - a. The subject area is located inside a General Industrial District. manufacturing in all it's forms are permitted in this area. Outdoor manufacturing would be consistent with the surrounding area.

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);
  - a. The proposed use is not out of scale and the addition of outdoor manufacturing will not generate an increase of traffic, but may increase the noise odor and dust levels in the area. However, this is a heavy industrial area and is compatible with the surrounding area.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.
  - a. There are no apparent adverse effects that should be created from the outdoor manufacturing use at this location
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.
  - a. The proposed location and surrounding location has been fully developed for many years. The addition of outdoor manufacturing should not generate additional strain on any of these resources.

The immediate and surrounding area are all heavy industrial uses such as trucking or truck stop, manufacturing, batch plants and warehouses. The addition of outdoor manufacturing should have no negative impact on the surrounding area due to the its industrial nature. Staff has no objections to the proposed use of outdoor manufacturing at this location and recommends approval subject to the conditions listed.

## **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. Existing chain link fence shall be replaced by decorative block wall that is a minimum of eight (8) feet in height to screen the outdoor manufacturing process.
3. The landscaping area currently behind the existing chain link fence shall be on the exterior of the new decorative block wall.

4. Gates shall be opaque in design to screen the outdoor manufacturing area from the right-of-way.
5. Onsite parking spaces must be available for vehicle parking and cannot be utilized for storage, staging or any other manufacturing processes.

***Public Works:***

6. The existing project driveways must be reconstructed per CCAUSD #224 to meet current ADA & code requirements.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Site Plan  
Building Floor Plan  
Building Elevations  
Clark County Assessor's Map  
Location and Zoning Map