



# Planning Commission Agenda Item

Date: December 13,  
2023

Item No: 16

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP  
Director of Land Development & Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: SUP-66-2023 DAIMLER COACHES MOTOR COACH DEALER (Public Hearing).** Applicant: Daimler Coaches North America LLC. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 2680 Losee Road. (APN 139-14-302-005). 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 vehicle, boat, or recreational vehicle sales on an M-2 zoned property. The subject site is located at 2680 Losee Road, just under the North 5<sup>th</sup> Street flyover bridge.

### **BACKGROUND INFORMATION:**

Previous Action
CUP-23-2021 was approved by the Planning Commission on June 8, 2021 to allow additional security measures (electric fence).

### **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 Vehicle Service
<b>North</b>	Heavy Industrial	M-2 General Industrial	Existing Automotive Services
<b>South</b>	Heavy Industrial	M-2 General Industrial	Existing Public Right-of-Way (North 5 <sup>th</sup> Street Bridge)
<b>East</b>	Heavy Industrial	M-2 General Industrial	Existing Public Right-of-Way (Interstate 15)
<b>West</b>	Heavy Industrial	M-2 General Industrial	Existing Government Facility

**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 approval of a Special Use Permit to allow a vehicle, boat or recreational vehicle sales establishment. The intent of Daimler Coaches is to sell new and used motor coaches out of a leased office space from an existing service facility. WW Williams has agreed to allow Daimler Coaches to lease office space for sales and an outdoor area to store models and / or coaches ready for delivery on an existing 3.45-acre industrial site. The impact on the existing business and the surrounding area should be very minimal. Parking is sufficient with forty-seven (47) spaces currently available where thirty-four (34) would be required with a portion of the building being utilized for sales. The proposed site is located in a heavy industrial area between Losee Road and Interstate-15 directly under the flyover bridge for North 5<sup>th</sup> Street. There is only one (1) access point to the site directly from Losee Road.

W.W. Williams is the warranty service provider for Daimler Coaches, in addition to service work they provide for other customers. The applicant is proposing to rent out one (1) cubicle office space for the day-to-day operations of their sales business. They are also being allocated a parking area, enough for one (1) to two (2) coaches to be parked. The applicant is not proposing any modifications to the building but mentions in their letter of intent that they will want to add signage. Wall signage on the existing building should not be much of an issue. There should also be available options if the applicant wants some type of freestanding signage. What is existing seems to be under the allowable size for signage in this zoning district. Neither of these options are an issue and can be addressed during the building permit process.

Staff has no objections to the proposed sales office or its location. The proposed use is consistent with the M-2, General industrial District zoning designation. The use is compatible with the surrounding areas. Staff recommends approval subject to 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:

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

Building Elevations

Clark County Assessor's Map

Location and Zoning Map