



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 15

TO: Planning Commission

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

SUBJECT: SUP-65-2023 WESTERN STATES SHOP (Public Hearing). Applicant: Western States Contracting. Request: A Special Use Permit in an M-2 (General Industrial District / I-A Industrial Apex Overlay District) to Allow a Truck Service Facility. Location: 11605 Donald Lee Adams Way. (APN 103-27-010-002) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow a truck service facility on an M-2 zoned property. The subject site is located at 11605 Donald Lee Adams Way in the Apex Overlay District.

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 | Undeveloped |

| | | | |
|--------------|---|------------------------|--------------------------|
| North | Heavy Industrial | M-2 General Industrial | Undeveloped |
| South | Industrial Employment (Clark County) | M-2 Industrial | Existing Industrial Site |
| East | Industrial Employment (Clark County) | M-2 Industrial | Existing Mining Site |
| West | Heavy Industrial | M-2 General Industrial | Existing Warehouse |

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 truck service facility on 7.74 acres of M-2, General Industrial District land, located within the Apex Industrial Overlay Area. Truck service facilities are principally permitted in the M-2 General Industrial District. However, the subject location is part of the Transition Area within the Apex Industrial Overlay District which imposes certain requirements such as obtaining a Special Use Permit. The intent of Western States Contracting is to utilize the subject property for vehicle maintenance and upkeep of their vehicles and equipment. The impact of having a truck service facility at this location will be negligible. The maximum allowable occupancy is 50 persons per acre in the Transitional Area, the applicant calculated and staff has verified their occupancy to be at 120 people or 15.5 persons per acre, far below the maximum allowed.

Access to the proposed site is from two (2) access points from Donald Lee Adams Way which is directly adjacent to the eastern property line. The applicant is proposing landscaping adjacent to the roadway and around the perimeter of the site. Irrigation is being provided and the landscaping being proposed is more intense than what is required for a less-visible site within the Apex Industrial Overlay District. The applicant states on their site plan that they will be providing 76 parking spaces and that they will need to apply for a parking waiver as they are required to provide 82 spaces. The calculation that was used is from the normal Industrial parking calculation. The Apex Industrial Overlay provides its own formula for calculating parking for a given industrial use and the calculation to be used for this project would be 1 parking space for every 1,000 square

feet on building space. The 75,735 square feet of building space of the proposed building, would require 76 parking spaces to be provided, which is what the applicant is proposing. The parking waiver will not be necessary as the required number of parking spaces has been met. The applicant will need to update their letter of intent for the building permit application process as it is stating a different square footage for the building than the site plan.

The proposed building elevations, while monolithic, provide visual interest and affectively break up the flat plans of the building. The bas colors of grey and dark grey are being used in a way to break up the flat plane of the walls. Further interest is generated with the blue and white accents through out the design of the building. A lighting plan was not presented with this submittal, this is not an issue but a site photometric plan will be required as part of the building permit process.

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.

Staff has no objections to the truck service facility or its location. The proposed use is consistent with the M-2, General industrial District zoning designation and the location within the Apex Industrial Overlay. The use is compatible with the surrounding areas and Staff recommends to approve this application subject to conditions.

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

Landscape Plans

Building Elevations

Clark County Assessor's Map

Location and Zoning Map