



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 11

TO: Planning Commission

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

SUBJECT: SUP-57-2023 CRAIG-LOSEE BUSINESS PARK (Public Hearing).
Applicant: Allstate Pros LLC DBA Allstate Auto. 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: 4310 Losee Road, Suite A1A. (APN 139-01-301-008). 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 and rental lot (outdoor). The subject site is located 300 feet south of Craig Road on the east side of Losee Road.

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 | Existing Industrial Warehouse |
| North | Community Commercial | C-2 General Commercial | Existing Commercial |
| South | Heavy Industrial | M-2 General Industrial | Existing Industrial Warehouse |
| East | Heavy Industrial | M-2 General Industrial | Existing Industrial Warehouse |
| West | Resort Commercial | C-3 General Service Commercial | The Cannery Hotel & Casino |

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 and rental lot (outdoor). Specifically, the applicant, All state Auto, intends to display up to five (5) vehicles on an existing 7.19 acre industrial business park / warehouse site which is located directly east from The Cannery Hotel & Casino, 300 feet southeast of the Craig Road and Losee Road intersection. The applicant intends to utilize a 1,155 square foot office space and five (5) parking spaces for vehicle display. Access to the site is generous, being provided by two (2) direct access points from Losee Road with another three (3) indirect access points from Craig Road utilizing cross access agreements with surrounding business parks.

The subject site is a small portion of a larger industrial complex, and the use should create minimal impact on the center, Craig Losee Plaza, which includes two (2) existing buildings. Constructed in 1984, the buildings were constructed prior to any architectural design standards. The applicant does not plan any modifications to the exterior of the building as part of this application. The interior office space is divided into a reception area, two (2) offices and a meeting space. Parking is currently adequate on the site; the applicant is proposing to utilize five (5) parking spaces for the display of vehicles to sell or rent. Staff would request that the applicant utilize the parking spaces located directly adjacent to Losee Road in order to provide the least amount of congestion for the other existing businesses in the plaza. The recent addition of twelve (12) Tesla Supercharger stations just to the north of the proposed site will undoubtedly cause congestion on that side of the building due to vehicles waiting for a charger.

Staff has no objections to the proposed use at this location. The proposed use is consistent with the M-2, General Industrial District zoning designation. The use is compatible with the surrounding areas and should not be a detriment to the adjacent businesses. Staff recommends to approve 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.
2. Parking of display vehicles will be limited to the row of parking spaces directly adjacent to Losee Road

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map