



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-39-2021 SOUTHERN NEVADA WELDING - OFFICE AND WORKSHOP (Public Hearing). Applicant: Eric Russ. Request: A special use permit in an M-2 (General Industrial District) to allow outdoor manufacturing and production. Location: 6425 Shatz Street. (Ward 1)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-22-801-017)

The applicant is requesting a special use permit to allow outdoor manufacturing and production. The site is located at 6425 Shatz Street in an M-2, General Industrial District. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

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 District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Undeveloped
South	Heavy Industrial	M-2, General Industrial District	Southwest Gas Corporation
East	Heavy Industrial	PUD, Planned Unit Development District	Undeveloped
West	Heavy Industrial	M-2, General Industrial District	Undeveloped

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 requesting Planning Commission approval of a special use permit to allow outdoor manufacturing and production. The site is located on a 5.49 acre parcel located at 6425 Shatz Street in an M-2, General Industrial District. According to the letter of intent, the applicant is intending to utilize a portion of the rear yard area for cutting, bolting and welding of miscellaneous metals and materials. The parcel is located in the AE-65 Overlay District and the proposed use is permitted with the AE-65 Overlay District.

Access to the site is from two (2) gated entrances on Shatz Street and one (1) entrance on Centennial Parkway. The applicant's letter of intent indicates that the site will be enclosed by an 8' high CMU wall with gates. The gates should be 100 percent opaque per Title 17 for outdoor storage screening. The wall should be a decorative block per Title 17. In addition to decorative block, the portion of wall adjacent to Shatz Street

should have a 16 inch masonry column at least once every 100 feet of distance to meet Title 17 requirements.

The proposed elevations indicate an overall building height of 34 feet to the parapet. The building will consist of concrete tilt up panels painted a medium gray. The south, east and west elevations indicate a metal overlay on the entire office area. The industrial design standards allow for the use of metal as an accent. The proposed south, west and east elevations also contain roll up metal doors painted a dark gray. The overall building appearance does not demonstrate an architectural variation for a large building. The north, south, east and west building elevations should incorporate a color change to help break up the appearance of a large building. The elevations should be updated to incorporate the required changes. The letter of intent identifies an outbuilding used to house equipment. The elevations submitted indicate a 600 square feet CMU block building. The outbuilding should match the primary building in colors and materials. These are minor changes and can be addressed at the building permit process.

Elevations for the trash enclosure were not submitted, but will be required to match the principal structure, have six (6) feet of foundation landscaping and a roof.

The proposed site plan indicates there are 115 parking spaces proposed for the manufacturing, production and storage facility. Although, those are permitted uses the storage of good and materials use requires all loading area, vehicle parking and drive aisles should a paved surface. The site appears to be in compliance with the required parking space for the use requested.

A proposed landscape plan was not submitted with the application. However, the required perimeter landscaping is 15 feet of landscaping including a five (5) foot sidewalk adjacent to Centennial Parkway and Shatz Street. In addition, six (6) feet of foundation landscaping around the building is required to be installed as well as all required parking lot landscaping. The landscaping should meet the required 50% of ground coverage in all areas.

The area surrounding the proposed outdoor manufacturing and production facility consist of existing industrial uses and undeveloped land. The proposed use is appropriate at this location and staff recommends approval with 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. All required landscaping areas shall comply with code by ensuring there is 50% ground coverage within two years of planting.
3. Applicant shall provide the required six (6) feet of foundation landscaping around the building and all required parking lot landscaping.
4. The trash enclosure shall utilize the same materials and colors of the principal structure, will contain a roof and have six feet of foundation landscaping.
5. The perimeter landscaping shall comply with Title 17 requirements, including providing a minimum of 15 feet of landscaping with the five (5) sidewalk adjacent to Centennial Parkway and Shatz Street.
6. All gates shall be 100 percent opaque per Title 17.
7. All loading areas, vehicle parking and drive aisles shall be a paved surface.

8. The perimeter block wall shall be decorative block.

Public Works

9. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
12. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance will require modifications to the current site plan that was submitted.
13. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
14. The property owner is required to grant roadway easement(s) for commercial driveways.
15. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Shatz Street
 - b. E. Centennial Pkwy
16. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole

impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

18. This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
19. Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

ATTACHMENTS:

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