



# Planning Commission Agenda Item

Date: September 08,  
2021

Item No: 16.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: SUP-50-2021 125 MILLER INDUSTRIAL PROJECT (Public Hearing).**  
Applicant: Licet Montoya. Request: A special use permit in an M-3 (Heavy Industrial District) to allow manufacturing and production, outdoors (heat treatment and recycling of wood pallets). Location: 125 Miller Avenue. (Ward 2)

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION:** (APN 139-22-604-001)

The applicant is requesting Planning Commission approval of a special use permit to allow an outdoor manufacturing and production facility (heat treatment and recycling of wood pallets). The applicant states that operations for the outdoor activities will be 24 hours a day, seven (7) days a week. The property is located at 125 Miller Avenue. The property is zoned M-3, Heavy Industrial District and 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
<b>Subject Property</b>	Heavy Industrial	M-3, Heavy Industrial District	Vacant Industrial Building
<b>North</b>	Heavy Industrial	M-3, Heavy Industrial District	Industrial (Vehicle Storage)
<b>South</b>	Heavy Industrial	M-3, Heavy Industrial District	Industrial
<b>East</b>	Heavy Industrial	M-3, Heavy Industrial District	UPRR Railway
<b>West</b>	Heavy Industrial	M-3, Heavy Industrial District	Restaurant and Industrial office and outdoor storage

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See attached memorandum.
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 manufacturing and production outdoor facility (pallet recycling and manufacturing). The applicant states that they will also use heat treating that basically sanitizes the pallets before recycling or manufacturing. The proposed pallet manufacturing operation will be on a 4.12-acre parcel located at 125 Miller Avenue. Access to the site will be from two (2) drive aisles one is located off Losee Road and one from Miller Avenue into the parking area at the front of the existing building.

The applicant proposes to develop the site into outdoor manufacturing and recycling of pallets with truck storage. The site plan indicates the applicant will utilize the existing 1,430 square foot building at the northwest corner of the site and have approximately 53,000 square feet of outdoor storage on the property. The applicant will operate seven (7) days a week, 24-hours a day with personnel always on site.

The site was constructed in 1964 and does not comply with the Industrial Design Standards. The photo elevations provided indicate an existing 1,443 square foot concrete building for office use. The applicant will be required to paint the existing building to bring the site closer to compliance with the current Industrial Design Standards. The applicant will also be required to add landscaping along the perimeter where possible. The pallet repair/manufacturing, pallet storage and truck storage has a wall with opaque metal gates to screen storage and activities from view of the right-of-way. The existing wall will need to be painted to match the primary building and to also bring the wall closer to compliance with the Industrial Design Standards.

The parking requirement for outdoor manufacturing and storage of approximate area of 53,000 square feet is 53 parking spaces (1 per 1,000 square feet of manufacturing and storage area). Additionally, the 1,430 square foot office building requires three (3) parking spaces. The required total parking spaces for the use is 56. The existing site plan provides 60 spaces and therefore, the site is in compliance with code. All parking and storage areas are required to be paved using asphalt concrete, concrete or similar material.

The proposed site plan indicates a trash enclosure on the west side of the site at the entrance of the drive isle located on Losee Road. Trash enclosures are required to be located away from all street fronts and primary driveway entrances away from the view of right-of-way therefore, the trash enclosure will need to be relocated out of the drive aisle.

Staff does not anticipate any negative impacts on the neighboring properties. The proposed use is appropriate for the city and this location, it is in general compliance with the industrial design standards and staff has no objections to the requested use permit.

### **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. Provide landscaping adjacent to Losee Road. The landscaping shall include trees and shrubs to provide 50% ground coverage within two years of planting.
3. Relocate trash enclosure away from the drive aisle.
4. The existing building and wall will be painted to meet the industrial design standards.

### ***Public Works:***

5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. The proposed driveway on Losee Road shall be right in – right out only.
9. 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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Site Plan m

Elevations

Clark County Assessor's Map

Location and Zoning Map