



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 11.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-14-2021 LOSEE VEHICLE SALES (Public Hearing). Applicant MHJC Trust. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot. Location: 2238 Losee Road. (APNs 139-22-502-001 and 139-22-510-014).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-22-502-001, 139-22-510-014)

The applicant is requesting a special use permit to allow a vehicle, boat and RV sales facility located at 2238 Losee Road. The site consists of two (2) parcels which total 0.6 acres. The applicant is proposing to have a vehicle sales establishment in the same location where one previously existed.

BACKGROUND INFORMATION:

Previous Action
VN-12-92 - A Variance to the M-2 (General Industrial District) to allow reduced setbacks from Losee Road and Crestline Loop.
SPR-31-06 A waiver to the Industrial Design Guidelines to allow 10 feet of perimeter landscaping along Losee Road and zero feet along Crestline Loop.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Former Vehicle Sales Facility
North	Heavy Industrial	M-2, General Industrial District	Construction Office
South	Heavy Industrial	M-2, General Industrial District	Auto Repair Facility
East	Heavy Industrial	M-2, General Industrial District	Existing Industrial
West	Heavy Industrial	M-2, General Industrial District	Construction storage

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.
Economic Development:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a vehicle sales facility at 2238 Losee Road. The site consists of two (2) parcels (APNs 139-22-502-001, 139-22-510-014) which total 0.6 acres. The area proposed for vehicle display will be on both parcels. Previously, this site was used as a vehicle sales facility, however the business license expired in July of 2020. Since the use closed operation for more than six (6) months, a special use permit is required.

According to the letter of intent and shown in the photos of the site, there is a temporary trailer also located on the southern parcel. According to the letter of intent, the existing 250 square foot building is not adequate for the tenant. The letter of intent also requests to maintain the temporary trailer onsite as an office. A temporary trailer is not allowed to be utilized an office for the vehicle sales facility until it is converted to real

property by adding a permanent foundation and complying with the architectural standards in the Industrial Design Standards. The request to maintain the temporary trailer as an office is not part of this special use permit.

There is an existing 250 square foot block building that is located on the southern parcel. The existing building, painted red and grey, was constructed in 1974 and does not meet the Industrial Design Standards. Additionally, the colors do not comply with the code requirement for neutral colors indigenous to the valley. The existing building should be painted to comply with the Title 17 Zoning Ordinance requirements.

Parking is calculated for a vehicle sales facility as one (1) space for every 500 square feet of outdoor display area. Ten (10) parking spaces are needed to support this use. The site includes 37 parking spaces which is 5,994 square feet therefore twelve (12) of the parking spaces shall be dedicated for customer/employee parking and the remaining 25 parking spaces may be used for outdoor vehicle display.

Main access to the site is from Losee Road. There is a secondary access point from an alley located behind the property that connects to Crestline Loop. Shown in the submitted photos is a chain link gate at the main access from Losee Road. Chain link is not a permitted fence material. The chain link gate should be removed and replaced with a wrought iron gate to match the existing fence.

The photos submitted show the existing perimeter landscaping along Losee Road and Crestline Loop. The landscaping areas comply with the approved SPR-31-06, however, the existing perimeter landscaping areas are missing trees and shrubs. The areas are overgrown weeds. Replacement of the missing shrubs and removal of the weeds is necessary to comply with the perimeter landscape requirements. All perimeter landscape areas are required to have a minimum of 50% ground coverage within two (2) years of planting.

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 proposed use. The site has previously had a vehicle sales facility that did not create a negative impact on the neighborhood. The proposed use is consistent with the previous use and should be compatible with the adjacent uses. Staff is recommending approval of the proposed use.

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. The vehicle outdoor display area is limited to a maximum of 25 vehicles, unless an alternative parking display and parking area is provided to and approved by the Land Development & Community Services Department.
3. The temporary trailer shall be converted to real property and meet the Industrial Design Standards or be removed from the site.
4. The existing red and grey building shall be painted to comply with the color requirements of the Industrial Design Standards.
5. Remove the weeds; add trees spaced 20' on center; and add shrubs to achieve a minimum of 50% ground coverage to the perimeter landscape areas along Losee Road.
6. Remove the chain link gate and replace with a wrought iron gate to match the existing fence.

ATTACHMENTS:

Letter of intent

Site Plan

Site Photos

Clark County Assessor's Map

Location and Zoning Map