



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 5.

TO: Planning Commission

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

SUBJECT: SUP-38-2021 C&M AUTO (Public Hearing). Applicant: Candace Mitchell.
Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot (vehicle sales). Location: 3432 Bruce Street, Suite #13. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN# 139-11-701-007)

The applicant is requesting a special use permit to allow a vehicle, boat or recreational vehicle sales, and rental facility (vehicle sales) at 3432 Bruce Street, Suite #13. The applicant currently operates a vehicle repair facility and is proposing to add vehicle sales to their business. The vehicles will be stored outside the building in the rear yard area. The zoning designation for the subject site is M-2, General Industrial District with a land use designation of 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	Industrial Uses
North	Heavy Industrial	M-2, General Industrial District	Industrial Uses
South	Heavy Industrial	M-2, General Industrial District	Industrial Uses
East	Heavy Industrial	M-2, General Industrial District	Industrial Uses
West	Heavy Industrial	M-2, General Industrial District	Industrial Uses

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Aviation Department:	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 facility at 3432 Bruce Street, Suite #13. The applicant's letter of intent states that the applicant currently operates a vehicle repair facility at this location and is requesting to approval to sell vehicles on the site. The applicant is requesting to operate Monday through Saturday from 9:00 a.m. to 5:00 p.m.

The building was constructed in approximately 1984. The applicant's location consists of 1,300 square feet of combined office space and repair facility space. The building elevation photos provided show the building is constructed of concrete tilt up walls with a tile roof. The applicant is not proposing any modifications to the existing building at this time. There is a storage area with a chain link fence at the rear of the building that is part of the leased space and will be utilized by the applicant for the storage of vehicles. The enclosed area is not very large and, the applicant will be limited to two (2) vehicles

stored in this outside area at any one time. The applicant may not display the two vehicles within the parking area in the front of the building. The entire site provides 48 parking spaces for all the suites. Per the parking standards the proposed use is required to have 8 parking spaces. Adequate parking exists on site for the proposed use and other tenants within the building.

Staff has no objections to proposed use. The use should not negatively impact the surrounding businesses within the industrial center. The proposed use is consistent with the land use and zoning. Staff recommends approval 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. The vehicles sales use is limited to more than two (2) vehicles for sale at any given time and shall be stored within the enclosed area at the rear of the building. Outdoor display of vehicles is prohibited within the front parking area.

ATTACHMENTS:

Letter of Intent

Site Plan

Elevation Photos

Clark County Assessor's Map

Location and Zoning Map