



# Planning Commission Agenda Item

Date: August 11, 2021

Item No: 7.

**TO:** Planning Commission

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

**SUBJECT: SUP-46-2021 HIGH IMPACT STEEL YARD (Public Hearing).** Applicant: High Impact Signs Steel and Specialties. Request: A special use permit in an M-2 (General Industrial District) to allow outdoor manufacturing and production. Location: 1011 East Alexander Road. Ward 2.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 139-11-102-001)

The applicant is requesting approval of a special use permit to allow an outdoor manufacturing and production facility (steel manufacturing). The property is located 1011 East Alexander Road. The property is zoned M-2, General 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-2, General Industrial District	Undeveloped
<b>North</b>	Employment	M-1, Business Park Industrial District	Warehousing
<b>South</b>	Heavy Industrial	M-2, General Industrial District	Truck Storage and Warehouse
<b>East</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>West</b>	Heavy Industrial	M-2, General Industrial District	Manufacturing and Warehouse

**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 (steel manufacturing). The proposed steel processing operation will be on an 9.04 acre parcel located at 1011 East Alexander Road. Access to the site will be from two (2) drive aisles, one (1) located off Donna Street and one (1) located off Alexander Road.

The applicant proposes to develop the site into outdoor steel manufacturing and fabrication. The applicant will be using a canopy to cover the steel manufacturing equipment outdoors. The applicant will be storing the finished steel outdoors on the site. Access to the site is from two (2) driveways. One (1) driveway is located off Alexander Road and the second access is from Donna Street.

The proposed use will occupy the western portion of the site. The existing building was built in 1997 and there were no industrial design standards at that time. The existing

building is a concrete tilt up building painted beige and tan with a metal attached building painted blue with roll-up doors. The applicant is not proposing any modifications to the exterior of the building.

Landscape plans were not submitted with the application. There is currently perimeter landscaping and sidewalk along Alexander Road. The applicant will be required to provide some shrubs and ground cover and ensure that there is 50% ground coverage within two years of planting to comply with code. This is minor and can be addressed with the building permit.

The parking requirements for this outdoor manufacturing and storage facility is 166 parking spaces (1 per 1,000 square feet of manufacturing and storage area). The 1,000 square foot modular office building requires two (2) parking spaces. The site is providing 168 spaces and is in compliance for the required parking spaces.

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.

**ATTACHMENTS:**

Letter of Intent

Site Plan

Site Photos

Clark County Assessor's Map

Location and Zoning Map