



# Planning Commission Agenda Item

Date: October 13, 2021

Item No: 4.

**TO:** Planning Commission

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

**SUBJECT: SUP-60-2021 TEC EQUIPMENT @ 5TH AND BROOKS (Public Hearing).**  
Applicant: TEC Equipment - David O. Thompson. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot (outdoor). Location: Southwest corner of North 5th Street and Brooks Avenue. Ward 2.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION: (APN:139-15-603-006)**

The applicant is requesting a special use permit to allow a vehicle, boat, or recreational vehicle sales, and rental lot. The property is located at the southwest corner of North 5<sup>th</sup> Street and Brooks Avenue. The applicant is requesting sixty-five (65) commercial truck/trailer outdoor display spots with service activities within an enclosed shop. The proposed hours of operation will be Monday through Friday from 6:00 a.m. to 8:00 p.m. and Saturday through Sunday from 8:00 a.m. to 1:00 p.m. The zoning designation for the site is M-2, General Industrial District and has a land use designation on Mixed-Use Employment and 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>	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>North</b>	Mixed-Use Commercial	M-2, General Industrial District	City of North Las Vegas Facility
<b>South</b>	Heavy Industrial	M-2, General Industrial District	Undeveloped
<b>East</b>	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Office/Warehouse
<b>West</b>	Mixed-Use Employment/Heavy Industrial	M-2, General Industrial District	Office/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 approval of a special use to allow vehicle, boat, or recreational vehicle sales, and rental lot. Specifically trucks/trailer sales on an approximate 13.58-acre site located the southwest corner of North 5<sup>th</sup> Street and Brooks Avenue. The applicant is proposing a two-story 46,000 square foot building that will have office space and a service area. The applicant is proposing to display sixty-five (65) commercial truck/trailers outside and house twenty-two (22) trucks and four (4) trailers for general repair and maintenance inside the proposed service area of the building. The applicant states that they will also provide services such as parts storage and shipping/receiving activities on the site. The hours of operation will be Monday

through Friday from 6:00 a.m. to 8:00 p.m. and Saturday through Sunday from 8:00 a.m. to 1:00 p.m. and they will have sixty (60) full time employees that will work over two (2) shifts.

The applicant is proposing three (3) access drives to the site. Two (2) access drives are located off Brooks Avenue and one (1) access drive is located off North 5<sup>th</sup> Street. The applicant is required to provide ten (10) feet of perimeter landscaping along North 5<sup>th</sup> Street including a ten (10) foot offset sidewalk. The applicant is required to provide ten (10) feet of landscaping including the five (5) foot sidewalk along Brooks Avenue.

The applicant is proposing a 46,000 square foot building that will contain 2,275 square feet of retail area; 5,700 square feet of office area; 28,950 square feet of service area; and 15,830 square feet for parts. The applicant's letter of intent states that the proposed building will be a steel structure. The Industrial Design Standards only allows metal for a portion of the exterior, it can not be the principal exterior material. The applicant will be required to comply with the Industrial Design Standards for the proposed building. The proposed site plan indicates a six (6) foot high chain link fence along North 5<sup>th</sup> Street and Brooks Avenue. Chain link fencing is not permitted around the perimeter. The applicant will need to provide a decorative block wall or wrought iron fencing along both streets.

The parking requirements for vehicle sales are one (1) parking space per 400 square feet of indoor display area, and one (1) parking space per 500 square feet of outdoor display area. The proposed site plan currently shows seventy (70) truck parking display spaces outside. The vehicle service area parking is calculated at one (1) space per 500 square feet of Gross Floor Area. The service area is 28,950 square feet and requires fifty-two (52) parking spaces. The office use is calculated at one (1) space per 500 square feet. The office is 5,130 net square feet and requires eleven (11) spaces. The overall site plan has 125 customer service/employee parking and 70 truck/trailer display spaces, the parking appears to be in compliance with code requirements.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Mixed-Use Employment/Heavy Industrial Comprehensive Master Plan, and is compatible with the existing uses of the commercial center and surrounding neighborhood. 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 outside display of vehicles shall be limited to no more than sixty-five (65) vehicles, and shall be limited to truck/trailer vehicles only.
3. The applicant is required to comply with the Industrial Design Standards for the building. A steel building is not permitted.
4. The applicant will be required to provide a decorative block wall or wrought iron. Chain link is not permitted.

**Public Works:**

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. Any gated entrances shall be required to be opened during business hours or shall have the gate located a distance far enough away from the adjacent roadway so as no vehicles queue onto the public R.O.W.
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. 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. Brooks Ave
  - b. N. 5<sup>th</sup> St
11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
14. The property owner is required to sign a restrictive covenant for utilities.
15. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.

16. All off-site improvements must be completed prior to final inspection of the first building.
17. All NV 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  
Elevations  
Clark County Assessor's Map  
Location and Zoning Map