



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 6.

TO: Planning Commission

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

SUBJECT: SUP-58-2021 ALPHA 1 AUTO SALES LLC (Public Hearing). Applicant: Salvador Olea Rodriguez. Request: A special use permit in an M-2 (General Industrial District) to allow vehicle, boat, or recreational vehicle sales, and rental lot. Location: 4230 North Pecos Road, Suite 7. Ward 1.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN:140-06-317-003)

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 4230 North Pecos Road, Unit 7. The unit is 750 square feet which includes an office and warehouse space. This is within an existing business park development. According to the letter of intent, operating hours will be by appointment only from 8:00 a.m. to 5:00 p.m. and after hours if needed by a customer. The zoning designation 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	Office/Warehouse
North	Heavy Industrial	M-2, General Industrial District	Office/Warehouse
South	Heavy Industrial	M-1, Business Park Industrial District	Office/Warehouse and a Tavern
East	Heavy Industrial	M-2, General Industrial District and M-1, Business Park Industrial District	Office/Warehouse
West	Heavy Industrial	M-2, General Industrial District	Office/Warehouse

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.

ANALYSIS

The applicant is requesting approval of a special use permit to allow a vehicle, boat, or recreational vehicle sales, rental lot. The site is located at 4230 North Pecos Road, Unit 7. The proposed use will occupy the one (1) unit with a total of 750 square feet in an existing building located within a business park development. According to the applicant's letter of intent the proposed use is for buying and selling vehicles. The applicant will have one (1) vehicle for indoor display and three (3) vehicles displayed outdoors on the site. The surrounding buildings on the site include a restricted gaming establishment and a standalone industrial office building. Historically this site has had numerous auto sales businesses. During the last 14 years, there have been 16 different auto sales business licenses approved for this parcel. Currently, there are four (4) vehicle auto sales businesses located in the business park development.

The existing site contains two buildings, 4230 and 4244, 4230 is approximately 14,100 square feet in size and was constructed in 1998. 4244 was also constructed in 1998 and is approximately 5,000 square feet. The applicant is not proposing to modify the exterior of the building.

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 applicant is proposing to display one (1) vehicle indoors and three (3) vehicles outdoors. The required parking for this use is four (4) parking spaces. There are 111 parking spaces, in the entire center and there is adequate parking for the proposed use.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District zoning designation and the Heavy Industrial Comprehensive Master Plan, and is compatible with the existing uses of the commercial center and surrounding neighborhood.

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. Outside display of vehicles is limited to three (3) vehicles only. Indoor display is limited to one (1) vehicle only.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Clark County Assessor's Map

Location and Zoning Map