

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0178-COLTON CORPORATION LLC:

USE PERMIT for a truck stop.

DESIGN REVIEWS for the following: **1)** truck stop and vehicle maintenance and repair facility; and **2)** final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone.

Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. MN/rr/ng (For possible action)

RELATED INFORMATION:

APN:

243-35-401-003 ptn

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.51 (portion)
- Project Type: Truck stop and vehicle maintenance and repair facility
- Number of Stories: 1
- Building Height (feet): 32 (truck stop)/30 (vehicle maintenance and repair facility)/19 feet 3 inches (gas and diesel canopies)
- Square Feet: 12,000 (truck stop), 10,340 (vehicle maintenance and repair facility)/5,240 (gas canopy)/2,600 (diesel canopy)
- Parking Required/Provided: 78/83 (vehicle parking)/40 (truck parking)
- Sustainability Required/Provided: 0/8

Site Plans

The site plans indicate that approximately the northwest one-half of the property will be developed with a truck stop and vehicle maintenance and repair facility. The remainder of the site will remain undeveloped. Vehicular access to US 95 South is proposed to be provided by two, 40 foot wide driveways. The northern driveway will provide the closest access to 8 gas pumps and the truck stop building. An existing billboard located on the property immediately south of the proposed northern driveway will remain. There is also an existing tower, utilities, and chain-link security fence to the south of the northern driveway within the Nevada Department of Transportation (NDOT) right-of-way which will remain. The southern driveway

will provide the closest access to 6 diesel fuel pumps and the vehicle maintenance and repair facility for trucks. North of the vehicle maintenance and repair facility is a proposed striped parking area large enough to accommodate 40 trucks with trailers.

A pedestrian walkway is provided from a proposed sidewalk along the highway. The walkway is located along the north side of the northern driveway and provides access to the truck stop and vehicle maintenance and repair facility. Vehicle parking is indicated along the west and south sides of the truck stop. Accessible parking and bike parking are both provided along the south side of the truck stop building and in front of the vehicle maintenance and repair facility. Parking is also available along the highway frontage between the 2 driveways and along the southeastern edge of the development area near the diesel fuel pumps. Two trash enclosures are provided east of the diesel fuel pumps. A drive-thru is provided around the truck stop building with a double entrance and menu boards on the east side, and a single lane around the north and west sides of the building. The drive-thru exits at the northern driveway. A loading zone is also provided on the west side of the truck stop building.

Landscaping

The plan depicts a proposed 5 foot wide sidewalk within the NDOT right-of-way which is separated from the current travel lanes. A proposed 10 foot wide street landscaping strip is shown on private property between the parking areas and the property line along US 95 South. The landscape strip is proposed to consist of large trees planted 30 feet on center from the northern driveway to the southern development limit just to the south of the southern driveway. The landscape strip is also proposed to consist of medium trees planted 20 feet on center from the northern property line to the northern driveway due to the presence of overhead power lines in that area which will not allow the planting of large trees. Landscaping consisting of medium trees and shrubs in landscape islands are provided throughout the required vehicle parking areas. Landscape islands are not provided in truck parking areas; however, this is not considered a required parking area; therefore, landscape islands are not required.

Elevations

The elevations of the truck stop indicate a 1 story building with a maximum height of 32 feet in the center of the front façade where the main entrance is located. The building features an EIFS exterior with 4 colors, decorative stone accents, roof parapets, and a decorative metal roofing system. There are 2 covered seating areas on either side of the main entrance with a decorative metal overhang and stone accented columns. The building is proposed to have a clear anodized aluminum storefront system with decorative metal awnings over the windows. The drive-thru window on the north side of the building also features a decorative metal overhang. The vehicle maintenance and repair facility has a maximum height of 30 feet where the building entrance is located and has matching exterior materials, colors, and design to the truck stop building. The building entrance is on the south side of the building. Three overhead garage doors are provided on both the north and south sides of the building for access to the repair bays. The building is also proposed to have a clear anodized aluminum storefront system with decorative metal awnings over the windows. The gas canopy is 19 feet 3 inches in height and features columns with a stone veneer accent on the base and colors to match the other buildings. The diesel canopy is 19 feet 3 inches in height and features columns without an accent base with similar colors as the other buildings.

Floor Plans

The plans depict a proposed 12,000 square foot shell building for the truck stop. The main entrance will be on the south side of the building with 2 additional entrances near the southwest and southeast corners of the building. Two covered seating areas are also located between the building entrances. A drive-thru window is located near the northwest corner of the building. One additional building entrance is located at the northeast corner of the building. The plans also depict a 10,430 square foot truck maintenance facility which include 3 repair bays, 1 bay truck wash, office, and a storage area. The main building entrance accesses the office at the southwest corner of the building.

Applicant's Justification

The applicant states that the site is ideal for a truck stop and maintenance facility based on the surrounding uses and vacant property as well as being located along the highway and away from any existing residential in the immediate area. The applicant further states that the use will provide a safe rest area for trucks travelling in the area, along with fuel and food options, and needed services for both the residents of Searchlight as well as travelers along the highway.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0231-07	Mining operation - expired	Approved by PC	April 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Corridor Mixed-Use	CG, RS80 & RS5.2	Gas station with convenience store and restaurant & undeveloped
South	Open Lands	H-2	Undeveloped & gravel pit
East	Entertainment Mixed-Use & Open Lands	CG, RS80 & H-2	Undeveloped
West	Corridor Mixed-Use & Business Employment	CG & H-2	Billboard & undeveloped

Related Applications

Application Number	Request
ZC-24-0177	A request to reclassify the subject site from CR, H-2, and RS80 zones to a CG zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The subject location is on the southern edge of Searchlight along US 95 South, which is a major thoroughfare for trucks and other vehicles traveling between the Las Vegas area, Laughlin, and Interstate 40, as well as points farther south. A truck stop at this location will be consistent with the intent of Policy SO-1.3 which seeks to limit new tourist-focused commercial development to the US 95 South corridor within Searchlight. The purpose of this policy is to lessen impacts to surrounding residential areas through site and building design that screens, buffers, and reduces intensity near residential areas. The truck stop is not adjacent to any existing residential areas and all surrounding lands are designated for commercial, industrial, or open land uses in the Master Plan. All traffic will enter and exit the site from the highway and should not impact any local streets or residential areas. For these reasons, staff can support the use permit for a truck stop.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

The applicant indicates they achieved 8 sustainability points with the proposed design. The sustainability measures that are offered, while not required by code in this Nonurban Area, nevertheless help to support the implementation of the Sustainability and Climate Action Plan.

The design of the proposed development including the truck stop, maintenance and repair building, and fueling canopies appear to be generally compatible with the area including the existing convenience store, restaurant, and gas station to the north. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not negatively impact other properties in the surrounding area. The design of the parking areas, including truck parking areas is in accordance with Code requirements. Staff can support the design review.

Design Review #2

All grading and development will occur on an 8.23 acre portion of the 16.51 acre site. While nonresidential development as a primary use is not permissible in hillside areas, according to the final grading plans submitted by the applicant, only a small portion of the development area has slopes exceeding 12% that will be disturbed. The area of disturbance is located on the east side

of the site and is necessary to accommodate a portion of the truck parking area. The grading plan indicates in the notes provided that all other standards of Section 30.04.05K Hillside Development will be followed; therefore, staff can support this design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

TAB/CAC: Searchlight - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOHAVE 145 LLC

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