

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0659-RMMJ, LLC:

USE PERMIT for a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify Maryland Parkway Overlay standards; and **2)** allow an attached sidewalk to remain.

DESIGN REVIEW for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay.

Generally located east of Maryland Parkway and south of Reno Avenue within Paradise.
JG/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-210-013 through 162-26-210-016 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the requirement for an enhanced sidewalk along Reno Avenue where required per Section 30.02.26E.3.
 - b. Eliminate the requirement for open space where all non-residential development shall provide no less than 500 square feet of open space per Section 30.02.26E.3.
 - c. Allow a drive aisle within the front of the building where parking areas and drive aisles are not permissible between streets and front building façades per Section 30.02.26E.3.
 - d. Eliminate the requirement for pedestrian access where improved pedestrian access or pathways shall be provided between sidewalks and building entrances per Section 30.02.26E.3.
 - e. Eliminate the requirement for signage where 1 wayfinding sign shall be installed on the approach side of each street intersecting Maryland Parkway Section per 30.02.26E.3.
 - f. Waive building design standards where required per Section 30.02.26E.3.
2. Allow an existing attached sidewalk to remain along Reno Avenue where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1285 E. Reno Avenue

- Site Acreage: 0.55 (project site)/3.98 (overall)
- Project Type: Proposed mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 37
- Square Feet: 42,075/284 units
- Open Space Required/Provided: 500/0
- Parking Required/Provided: 52
- Sustainability Required/Provided: 7/5.5

History & Request

The project site was reclassified to CG zoning by the Board of County Commissioners in August 1998 via ZC-2171-98. This application also included use permits for a mini-warehouse facility and a vehicle wash, of which the mini-warehouse was never constructed. DR-0920-14 was approved by the Planning Commission in January 2015 for a mini-warehouse facility consisting of 3 buildings on the project site, of which 2 buildings were constructed. ADR-22-900378 was approved in August 2022 for a third mini-warehouse building but has since expired. The applicant is now proposing to construct the mini-warehouse building that was previously approved via ADR-22-900378, which now requires a use permit within the CG zoning district.

Site Plans

The plans depict a proposed 3 story mini-warehouse facility located on the north portion of the site, located on APN 162-26-210-015, consisting of 0.55 acres. The proposed building will become part of the existing mini-warehouse facility, consisting of 2 existing buildings, located on APN 162-26-210-016. The proposed building features the following setbacks: 1) 44 feet from the north property line, along Reno Avenue; 2) 15 feet from the west property line adjacent to the existing gas station and convenience store; 3) 17.5 feet from the south property line adjacent to the existing mini-warehouse facility; and 4) zero feet from the east property line, adjacent to the existing mini-warehouse facility. Access to the mini-warehouse facility is granted via existing commercial driveways located along the west boundary of the site, adjacent to Maryland Parkway. The overall mini-warehouse facility will be secured by an existing ingress gate, located immediately to the southwest of the existing mini-warehouse building, and by a proposed egress gate, located immediately to the northwest of the proposed mini-warehouse building. Existing vehicle drive aisles, measuring a minimum of 24 feet in width, are located around the perimeter of the mini-warehouse facility. An emergency access gate is located immediately to the northwest of the proposed mini-warehouse building, along Reno Avenue. The mini-warehouse facility is part of an overall 3.98 acre commercial complex, consisting of an existing gas station, convenience store, and vehicle maintenance and repair facility. The commercial complex requires a total of 69 parking spaces. However, nonresidential uses may reduce parking by up to 25% on Maryland Parkway if within 1,000 feet of a fixed transit stop, measured along a legal pedestrian route, between Sahara Avenue and Russell Road. Therefore, only 52 parking spaces are required for the commercial complex. A total of 83 parking spaces are provided (approved under previous Title 30), of which 49 parking spaces are located on-site and 24 on-street parking spaces along Reno Avenue and Escondido Street.

Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Reno Avenue, necessitating a waiver of development standards. A 10 foot wide landscape strip consisting of large trees, shrubs, and groundcover is proposed behind the existing attached sidewalk along the north property line of the project site, APN 162-26-210-015. No additional street landscaping or parking lot landscaping is proposed or required with this request.

Elevations

The mini-warehouse consists of 3 stories within an overall height of 37 feet to the top of the parapet wall. The mini-warehouse facility has varying horizontal roof planes along the north and south elevations of the building. The exterior of the building consists of a stucco exterior with varying neutral and earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict a proposed 3 story building with an overall area measuring 42,075 and 284 storage units.

Applicant's Justification

The mini-warehouse is a low impact commercial use with low vehicular traffic per day and will do well tucked behind the primary Maryland Parkway frontage. Additionally, this existing use has served the neighborhood well in the last 8 years and an expansion to the facility means that it will be able to serve the neighborhood and even the University of Nevada Las Vegas for the coming years. Along the entire north end of the site, adjacent to Reno Avenue, there is an attached sidewalk. This parcel has minimal usable frontage for an amenity zone due to the requirement of a fire department crash gate as well as numerous existing utilities along the right of way. An enhanced sidewalk would impose a hardship on the existing uses on this site. The open space requirement would invite pedestrians to linger in the area longer than needed, when this is indeed a secured facility. It is our understanding that the open space requirement could inhibit the security of the facility. Due to the fire lane that is designed on the parcel to the east, this project has continued the fire lane westward so the fire department can have access to the fight potential fires around the entire building. Mini-warehouse buildings are secure facilities in order to protect the belongings of their tenants, particularly as there are problematic issues of vagrancy in the area. The use of glass has been limited on this building to maintain the security of the facility. This facility has been aimed to match the other two buildings that are a part of this facility, however, the additional spandrel glass is an additional feature not included in the other 2 buildings. There are 2 driveway entrances that we are proposing to be removed, and part of that space will go towards a fire department crash gate access in case of an emergency. Along with this crash gate, many utilities and pieces of equipment are existing along the right of way, so creating a detached sidewalk for this in-fill piece which would impose a hardship for this nearly completely developed block along Maryland Parkway. Additionally, the parcel to the east, as well as the parcel to the west have existing attached sidewalks, so a waiver to keep the existing attached sidewalk would create continuity along this block.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------------------|--|-----------------|----------------|
| ADET-24-900577 (ADR-22-900378) | First extension of time for the expansion of an existing mini-warehouse facility - expired | Approved by ZA | September 2024 |
| VS-22-0701 | Vacate a portion of right-of-way being Reno Avenue - recorded | Approved by PC | February 2023 |
| ADR-22-900378 | Expansion of existing mini-warehouse facility - expired | Approved by ZA | August 2022 |
| DR-0920-14 | Mini-warehouse facility with manager's unit | Approved by PC | January 2015 |
| UC-0147-12 | Use permit with a design review for a communication tower | Approved by PC | May 2012 |
| WS-0710-04 | Reduced setbacks and separation for an additional freestanding sign | Approved by PC | June 2004 |
| ZC-2171-98 | Reclassified project site to CG zoning with use permits for a vehicle wash and a mini-warehouse facility | Approved by BCC | August 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---------------------------------|
| North | Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac) | CG, RM50, & RM32 (MPO) | Retail building & multi-family |
| South | Corridor Mixed-Use | CG (MPO) | Vehicle maintenance & repair |
| East | Corridor Mixed-Use | CG (MPO) | Mini-warehouse |
| West | Corridor Mixed-Use | CG (MPO) | Gas station & convenience store |

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 proposed mini-warehouse should not have an adverse or negative impact on the surrounding land uses and properties. The adjacent properties to the east and south are developed with a mini-warehouse facility. The properties to the west and southwest are developed with a convenience

store, gas station, and vehicle maintenance and repair facility, respectively. Access to the proposed mini-warehouse facility is granted via an arterial street, Maryland Parkway. Furthermore, staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the CG zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding commercial and multi-family residential uses; therefore, staff recommends approval.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

The intent of the Maryland Parkway Overlay (MPO) is to implement design standards for transit-oriented, walkable, and sustainable development and revitalization of properties within the Overlay. Staff finds that it would be impractical to replace the existing attached sidewalk with an enhanced sidewalk. There are existing attached sidewalks located along Reno Avenue to the east and west of the project site. Therefore, staff recommends approval of this request.

Waiver of Development Standards #1b

The intent of providing open space is to facilitate an area for people to congregate outside of retail uses, specifically eating and drinking establishments. Providing open space adjacent to the mini-warehouse for people to gather could potentially create security concerns for the facility, and is not practical and would create an area isolated from the remainder of the commercial development. Therefore, staff recommends approval of this request.

Waiver of Development Standards #1c

Staff has no objection to allowing the vehicle drive aisle, which also serves as a fire lane for emergency vehicles, between the street (Reno Avenue) and the front of the building. Staff finds the design of the vehicle drive aisle is practical, and will be buffered from the street by the required 10 foot wide landscape strip adjacent to Reno Avenue. Therefore, staff recommends approval.

Waiver of Development Standards #1d

The intent of providing access to commercial buildings between sidewalks and building entrances is to provide a safe and effective path of travel for pedestrians free of vehicular conflict. Staff typically does not support waiver requests to eliminate this requirement; however, mini-warehouse facilities do not typically have pedestrian foot traffic. Therefore, staff recommends approval of this request.

Waiver of Development Standards #1e

Staff typically does not support requests to eliminate wayfinding signage within the Maryland Parkway Overlay. However, staff finds that placing the required signage on the subject parcel, which is interior to the commercial complex, offers no discernable benefit to pedestrians or motorists traveling along Maryland Parkway. Furthermore, the commercial complex is completely built out, except for the subject parcel that features the proposed mini-warehouse building. Therefore, staff recommends approval of this request.

Design Review

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 & Waiver of Development Standards #1f

The commercial complex, which includes the existing mini-warehouse facility and proposed building, is located immediately adjacent to Maryland Parkway, an arterial street. The mini-warehouse addition is compatible in scale and mass with the existing buildings in the commercial complex. The intent of requiring specific criteria for building design standards within the Maryland Parkway Overlay is to ensure high quality, uniform development throughout the surrounding area. Examples of the required design standards include, but are not limited to transparent glass, varying rooflines, and building entrances facing the right-of-way. Architectural treatments are provided on the north, east, and west sides of the proposed building, which is visible to the general public. The architectural treatments include varying rooflines (north and south elevations only), variations in color and building material (stucco and spandrel glass). The mini-warehouse building will be painted with neutral, earth tone colors that match the existing warehouse buildings. Therefore, staff recommends approval of these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to allow attached sidewalks along Reno Avenue, since the site has limited frontage that cannot accommodate a detached sidewalk.

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

- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;

- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Driveway on Reno Avenue to be gated for emergency access only;
- Vacate any unnecessary rights-of-way and/or easements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RMMJ, LLC

CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
LAS VEGAS, NV 89135