

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified residential adjacency standards; **2)** increase maximum parking; and **3)** waive full off-site improvements.

DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone.

Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

070-12-501-003; 070-12-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible as an accessory use where Residential Adjacency standards apply per Section 30.04.06E.
2. Allow 9 parking spaces for Phase 1 where a maximum of 5 parking spaces is permissible per Section 30.04.04D (a 80% increase).
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cooper Street where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cottonwood Avenue where required per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1245 & 1255 Cooper Street
- Site Acreage: 3.92
- Project Type: Mini-warehouse with outdoor storage
- Number of Stories: 1
- Building Height (feet): 14 (Buildings 1 through 5 Phase 1 & 2)/16.1 (Building 6 Phase 1)/19.6 (Building 6 Phase 2)

- Square Feet: Phase 1: 2,820 (Building 1)/4,824 (Building 2)/4,820 (Buildings 3 & 4)/5,920 (Building 5)/6,564 (Building 6)/Phase 2 total building areas: 8,813.2 (Building 1)/10,813.2 (Buildings 2, 3, & 4)/5,920 (Building 5)/7,950 (Building 6 Phase 2)
- Parking Required/Provided: 9/9
- Sustainability Required/Provided: 7/3

Site Plans

The plans depict a mini-warehouse facility with outdoor storage for RVs and boats to be constructed in 2 phases. Phase 1 is designed to be located primarily on the southern parcel with 5 mini-warehouse buildings and outside storage for RVs and boats. Phase 2 is an extension of Buildings 1 through 4 and the addition of another canopy over additional outdoor storage spaces. Access to the site is from Cooper Street via a 33 foot wide commercial driveway with an access gate set back 50 feet from the east property line. A total of 9 required parking spaces for the overall development are provided with the first phase of construction. A trash enclosure is located to the east of Building 5 within the Phase 1 development area. Phase 1 buildings are set back 34 feet from the east property line, Building 5 is set back zero feet from the south property line, and the outdoor storage canopy is set back 58.5 feet from the west property line. Phase 2 Building 1 will be set back similar to Phase 1 to the east property line, and all Phase 2 Buildings are set back 52.3 feet from the north property line. A minimum 24 foot drive aisle is provided to access all storage units. In Phase 1, outside storage spaces are paved with 13 uncovered spaces located along the south property line near the southwest corner of the site and 12 covered spaces located to the west of Building 4. A paved drive aisle is located on the north side of the proposed Phase 1 buildings to provide vehicular access around the site. Again, in Phase 2 all driveways and outdoor storage spaces are paved, with 23 additional covered storage spaces located to the west of Building 4.

Landscaping

Phase 1 landscaping is provided along the development portion of the site with a 10 foot landscape area located along Cooper Street and a 15 foot wide landscape buffer along the west property line. The street landscape along Cooper Street consists of large evergreen trees spaced typically 22 feet apart east of Building 1 and medium evergreen trees planted on the north and south sides of the driveway entry with shrubbery. The remainder of the street landscaping and landscape buffer will be constructed with Phase 2. The Phase 1 site will be enclosed by a 6 foot decorative fence along Cooper Street, with a 10 foot tall decorative block wall along the west property line adjacent to the residential property. An 8 foot high screened chain link fence is provided on the north side of Phase 1 to screen the outdoor storage area until Phase 2 is completed.

Phase 2 landscaping is an extension of Phase 1 with 10 foot wide street landscape area along Cooper Street and Cottonwood Avenue which consists of large evergreen trees and shrubs. The 15 foot wide landscape buffer is continued with a 10 foot decorative block wall along the west property line adjacent to the residential use. The site is enclosed by a 6 foot decorative fence along Cooper Street and Cottonwood Avenue. Once Phase 2 is completed, all required trees will be provided.

Elevations

The plans depict 5 enclosed mini-warehouse buildings constructed with CMU end panels and fire-break walls in desert tan color with similarly painted corrugated metal panel siding and roofing. Units are accessed by painted metal roll-up doors. The buildings will have an overall height of 14 feet. The 2 metal freestanding outdoor storage canopies have an overall height of 16.1 feet which will be painted to match the storage buildings. There are no mechanical equipment fixtures provided for storage structures and buildings. At the completion of Phase 2, some buildings will be over 150 feet in length with no discernable elevation change in the building roofline. Buildings 1 and 2 will have roll-up doors that face Cooper Street.

Floor Plans

Phase 1 will provide a variety of storage unit sizes, which range from 100 square feet to 600 square feet, with a total of 72 units. Phase 2 will provide the same variety of storage unit sizes with 97 additional units. A total of 169 units is proposed for the overall project.

Applicant's Justification

The applicant indicates that the proposed mini-warehouse facility with outdoor storage for RVs and boats will be constructed in two phases. The efficient design of the buildings does not easily allow for variations in footprint or elevation and the primary building design, height, and variations to the roofline would be negligible to the aesthetics. The proposed building elevations as designed will have roll-up doors, which will be screened from Cooper Street by the proposed decorative fence and street landscaping while allowing police and security to see through to drive aisles. The site will be operated by automated access gates, and there will not be an office or on-site living quarters. Upkeep of the site will be provided by maintenance workers that travel to the property. Security will be provided by remote cameras and alarm devices. Pedestrians are not expected to access the site, and visitors are expected to park in front of rental units; however, all required visitor parking for the full build-out will be provided with Phase 1. The site will be restricted to daily hours from 6:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-22-0134	Rename a street alignment to Cooper Street	Approved by PC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	Overton Airport
South	Business Employment	IL	Mini-warehouse facility
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Manufactured home

Related Applications

Application Number	Request
ZC-25-0375	A zone change from RS80 to IL 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.

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.

Use Permit & Waiver of Development Standards #1

Staff can support the requested use permit to allow for the proposed outdoor storage for recreational vehicles as it is compatible with the surrounding area. Staff finds that the proposed outdoor storage in conjunction with a mini-warehouse facility is appropriate with the Overton Municipal Airport (Perkins Field) to the north and east and an existing mini-warehouse use located to the south. There is an existing residence located to the west, which is located over 600 feet from the shared property line on the west side of a 7.9 acre parcel. Outdoor storage of RVs and boats is common with a mini-warehouse project. The storage of vehicles and boats is not the typical outdoor storage that staff is typically concerned with when adjacent to residential uses as the items are organized and look like parking. Due to the infrequency of traffic, and with proper buffer, there are typically no negative impacts to the surrounding area. This use, as proposed, would comply with Policy 1.4.4, which encourages the development of viable uses. However, Phase 2 will not provide the required screened outdoor storage area along Cottonwood Avenue once completed. While the applicant is providing an 8 foot high screened fence with the development of Phase 1, staff believes that the applicant could provide an 8 foot high screen fence or wall along Cottonwood Avenue to meet the outdoor storage standard once Phase 2 is constructed. For these reasons, staff has no objection to the use of a mini-warehouse facility, but

since staff does not supporting the removal of the screening of the outdoor storage area with Phase 2, staff cannot support these requests.

Waiver of Development Standards #2

Staff has no objection with installing the additional 4 parking spaces that are being proposed while phase 2 is under construction. However, since staff is not supporting other requests with this application, staff cannot support this waiver 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 other 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.

The type of surrounding development is important for mini-warehouse facilities, as those renting units will most likely come from the nearby area. In addition, staff finds that a mini-warehouse facility tends to generate very little in terms of traffic and people as compared to similar service and retail businesses and would have little impact on the adjacent residential use, and the proposed development has provided a sufficient landscape buffer to meet current standards. Staff supports the use of the mini-warehouse facility; however, staff is concerned that the outdoor storage area will be visible from the right-of-way at the completion of Phase 2. Staff cannot support the requests as designed and the related waivers, therefore, recommends denial.

Public Works - Development Review

Waiver of Development Standards #3a & #3b

Staff cannot support the request to not install full off-site improvements along Cottonwood Avenue and Cooper Street. The site is a raw parcel located in a commercial area where off-site improvements will be imperative with future growth. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Overton-Perkins Field Airport (U08). Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

FAA Advisory Circular 150/5200-33C, "Hazardous Wildlife Attractants On or Near Airports," states that birds and other hazardous wildlife have caused major damage to aircraft and have affected flight operations at airports, and therefore can be a hazard to air navigation. Wildlife attractants can include landscaping, improper waste disposal, and other factors. For airports like Overton-Perkins Field Airport, the advisory circular recommends that hazardous wildlife attractants be mitigated to ensure the safety of airport operations. The property is approximately 500 feet from the runway for Overton-Perkins Field Airport.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance for each phase of development.
- Applicant is advised to coordinate with staff phased landscape inspections; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation (CCDOA);
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;

- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Moapa Valley - approval (drainage study, light pollution, height of fencing is correct, and traffic study regarding ingress and egress).

APPROVALS:

PROTESTS:

APPLICANT: PLEDGER SOLOMON

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118