

09/06/23 BCC AGENDA SHEET

MINI-WAREHOUSE/RV STORAGE
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0380-ARJUN HUALAPAI, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; **2)** modifications to a previously approved commercial center; and **3)** finished grade on 5.3 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney.
JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-801-029; 161-27-896-002 ptn

DESIGN REVIEWS:

1. Mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage.
2. Modifications to a previously approved commercial center.
3. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

WHITNEY - ENTERTAINMENT MIXED-USE & PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Project Type: Mini-warehouse facility/RV storage
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 100,503
- Parking Required/Provided: 81/92 (overall commercial center)

Site Plans

The plans show a previously approved commercial center (ZC-21-0311) consisting of 3 restaurants with drive-thru, a convenience store with gas pumps, and a car wash with vacuum bays. The easternmost restaurant with drive-thru is being removed from the plans and is being replaced by a mini-warehouse facility with covered RV storage that also includes the portion of the previously approved plans that was labeled future commercial phase. The mini-warehouse facility is located approximately 52 feet from the southeast property line and 48 feet from the northeast property line. The RV storage area is located northwest of the mini-warehouse building and consists of 26 covered spaces. The drive aisle east of the mini-warehouse building and the RV storage area will be gated off from the rest of the property. Additionally, there are a few minor modifications to the remaining commercial center that include elongating the gas canopy in an east/west direction, additional vacuum bays, the addition of electric vehicle charging spaces, and repositioning of portions of the parking area. Access to the site is from both Russell Road and Boulder Highway. A total of 92 parking spaces are provided where 81 parking spaces are required for the overall commercial center. The finished grade of the site is being increased up to 5 feet.

Landscaping

Street landscaping along Russell Road and Boulder Highway consists of a minimum 15 foot wide landscape area with attached sidewalk. A 10 foot wide landscape area with 24 inch box trees every 20 feet is located along the northeast property line adjacent to the approved R-5 zoned apartment complex to the northeast.

Elevations

The mini-warehouse building is 3 stories, 47 feet high, and constructed of stucco finish of varying colors with architectural reveals and pop-outs, and dual pane, clear glazed, glass doors and windows with aluminum frames. The roof is flat with parapet walls. Overhead metal roll-up doors are located along the east, west, and north elevations. The RV storage canopies are 18 feet high and constructed of painted metal to match the building. The revised gas canopy is 24 feet high with stucco cladding around the base of the support pillars of the metal canopy.

Floor Plans

The plans show a 100,503 square foot mini-warehouse building with 749 total units and an office area on the ground floor. The RV storage area consists of twenty-five, 12 foot by 30 foot spaces and one, 12 foot by 20 foot space. The revised gas canopy is 3,270 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that RV and watercraft storage is a typical use associated with mini-warehouse facilities. Furthermore, the mini-warehouse building and RV storage canopies are designed to fit into the overall design of the commercial center. The proposed use will be an amenity to the surrounding residential areas. The western portion of the site is at a lower grade than the eastern portion of the site; therefore, an increase in grade will be necessary to mitigate drainage patterns.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0311	Reclassified the site from R-2, C-2, and H-2 to C-2 zoning for a commercial center	Approved by BCC	August 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	R-5 & R-2	Multiple family residential, undeveloped, & a flood control channel
South	Entertainment Mixed-Use	C-2	Convenience store with gas pumps & motel
East	Entertainment Mixed-Use	R-5	Multiple family residential (senior housing)
West	Corridor Mixed-Use	C-2	Commercial center

Related Applications

Application Number	Request
VS-23-0381	A request to vacate and abandon a drainage easement and a portion of right-of-way being Russell Road is a companion item on this agenda.
TM-23-500082	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff can support the proposed off-highway vehicle, recreational vehicle, and watercraft storage use. Such a use is typically found in conjunction with mini-warehouse facilities. Additionally, the use is set back substantially from the public right-of-way and will be significantly screened from the public right-of-way by the proposed mini-warehouse building and other buildings of the commercial center. The use is also separated from the residential uses to the north and east by a flood control channel and a 100 foot wide power easement, respectively. Therefore, staff finds the proposed use will not adversely impact the surrounding area.

Design Reviews #1 & #2

Staff finds the proposed site and building design compatible with the surrounding properties in the area. The proposed mini-warehouse building will provide screening and buffering from any potential negative impacts between the previously approved convenience store/gas station and vehicle wash, and the multiple family residential (senior housing) to the northeast. Furthermore, the mini-warehouse building itself is separated from the multiple family residential buildings to the northeast by a 100 foot wide power easement and landscaping. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The modifications to the previously approved commercial center are minor, will not adversely impact the surrounding area, and are still consistent with the design and layout approved under ZC-21-0311.

Public Works - Development Review

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-17274;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

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 #0424-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101