

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:

140-28-110-010 through 140-28-110-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the proposed driveway throat depth to 9 feet 1 inch adjacent to Monroe Avenue where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 64% decrease).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.06
- Project Type: Mini-warehouse
- Number of Stories: 2 (maximum)
- Building Height: 27 feet, 8 inches (main building)/9 feet, 4 inches (north and east buildings)
- Square Feet: 135,820 (main building)/6,800 (north building)/4,400 (east building)
- Parking Required/Provided: 5/7

Site Plan

The approved site plan depicts 3 parcels which will be designed for a proposed mini-warehouse facility. The approved plans show that the site is located on the northeast corner of Nellis Boulevard and Monroe Avenue. There are 3 mini-warehouse buildings proposed on-site. The main building (the largest of the 3) is set back 55 feet from the north property line, 80 feet from the east property line, 27 feet 6 inches from the south property line (adjacent to Monroe Avenue), and 23 feet 7 inches from the west property line (adjacent to Nellis Boulevard). The northern

mini-warehouse building is set back 3 feet 6 inches from the north property line (adjacent to CG zoned property to the north), 55 feet from the west property line adjacent to Nellis Boulevard), 30 feet from the east property line, and 400 feet from the south property line (Monroe Avenue). The eastern mini-warehouse building is set back 10 feet from the east property line (RS20 zoned property to the east), 27 feet from the north property line, 75 feet from the south property line (adjacent to Monroe Avenue), and 305 feet from the west property line (Nellis Boulevard). The approved site plan shows that customers will enter the southeastern driveway adjacent to Monroe Avenue and access the available parking spaces immediately to the west (south facing elevation of the main building). Customers can travel northbound within a 20 foot wide minimum drive aisle and head west toward the exit-only gate. The applicant will install a trash enclosure on the northeast corner of the main building, and it will be set back 59 feet 8 inches from the nearest residential use to the east.

Landscaping

The approved plans depict landscaping within a 3.5 foot wide landscape planter along the north property line. In addition, a 10 foot wide landscape planter with 24 inch box trees (Smoke Tree – *Cotinus Coggygia*) spaced every 20 feet will also be provided along the east property line. These particular trees will be planted along the east property line since these trees comply with the NV Energy utility line plant list. The approved plans show that there are 3 existing NV Energy power poles that will not be relocated. Since there is an existing attached sidewalk along the west property line (Nellis Boulevard), the applicant is providing a 23 foot wide landscape easement where 15 feet is the minimum required per Title 30. Along the south property line an attached sidewalk will be constructed and the applicant will install a landscape planter that is 15 feet wide minimum. Landscaping is also proposed within the required landscape finger islands and adjacent to the entry and exit gate areas.

Elevations

The approved elevation plan depicts the northern and eastern mini-warehouse buildings have an overall height of 9 feet 4 inches. The main mini-warehouse building has an overall height of 27 feet 8 inches. The exterior features of the main building include decorative metal panel, aluminum storefront display windows and door systems. The north and east mini-warehouse buildings also include metal panel and roll-up door systems. The roll-up doors on the east building face into the development, not towards the residential development to the east.

Floor Plans

The approved plans depict a main mini-warehouse building with an overall area of 135,820 square feet, which includes the storage unit areas, an office, restrooms, an electrical room, and a fire room. The second floor consists of additional storage units. The northern building has an overall area of 4,400 square feet with 22 proposed storage units for rent. The eastern building has an overall area of 6,800 square feet with 34 proposed storage units for rent.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0212:

Current Planning

- 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 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised 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 #0157-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant is requesting an extension of time for the previously approved mini-warehouse facility. The applicant states that drainage and traffic studies have been approved, and off-site civil plans and a parcel map are currently in review with Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0212	Waiver for reduced driveway throat depth and design review for a mini-warehouse facility	Approved by PC	June 2022
WS-0888-08	Retail center and restaurant with a drive-thru, reduced landscaping, allowed commercial access to a local street, and drive-thru talk boxes to face adjacent residences – expired	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Corridor Mixed-Use	CG	Vehicle repair
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	City of Las Vegas	C-2	Mini-warehouse

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made progress toward commencement since the approval of the original application. The applicant has building permits (BD23-04175, BD23-07925, and BD23-10729) for storage buildings in process. The applicant has completed a drainage study (PW22-16854), and has a minor subdivision map (MSM24-600004) and off-sites permit (PW23-11991) in process. Staff can support this extension of time request, but may not be able to support future extensions since a new Title 30 has been adopted and projects are expected to comply with the new development code standards.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until June 7, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MATT MCAULEY

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