

MINI-WAREHOUSE/RECREATIONAL
VEHCILE STORAGE
(TITLE 30)

BLUE DIAMOND RD/PARK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0432-FF SERIES HOLDINGS, LLC:

ZONE CHANGE to reclassify 3.0 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** landscaping; and **3)** throat depth.

DESIGN REVIEWS for the following: **1)** mini-warehouse; and **2)** increase finished grade.

Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Reduce the north side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
- b. Reduce the east side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
- 2. a. Eliminate intense landscaping along the eastern parcel line where required per Figure 30.64-12.
- b. Eliminate intense landscaping along the northern parcel line where required per Figure 30.64-12.
- 3. Eliminate throat depth where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

- 1. Mini-warehouse.
- 2. Increase the finished grade to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3
- Project Type: Mini warehouse & recreational vehicle storage
- Number of Stories: Up to 3
- Building Height (feet): 38
- Square feet: 131,500 (whole complex)
- Parking Required/Provided: 5/5

Site Plan

The plans depict a mini-warehouse with related off-highway, recreational vehicle, and watercraft storage facility located along Blue Diamond Road. The site consists of 3 buildings, including an office and includes seventeen 12 foot by 30 foot covered carports for storage of boats, RVs, and off-highway vehicles. Access to the site is from Park Street. The plans show a mini-warehouse along the north and eastern property line with a building in the center portion of the property. The 17 covered carports are shown along the center portion of the property adjacent to a 24 foot wide fire lane that encircles within the parcel. A total of 5 spaces are provided adjacent to the 40 foot wide ingress/egress driveway. A trash enclosure is located at the south exterior of Building 1 and will be screened by proposed landscaping.

Landscaping

The plans depict 15 foot wide landscape areas along Blue Diamond Road, 6 foot wide landscape areas along the eastern and northern parcel lines, and a 10 foot wide landscaping with a 5 foot wide detached sidewalk along Park Street. No internal landscaping is shown other than the landscape island at the end of the required 5 parking spaces. All landscaping will consist of trees, shrubs, and other groundcover.

Elevations

The plans depict a mini-warehouse building up to 16 feet in height with metal roll-up doors, metal flat roofline with a parapet wall, and constructed with synthetic stucco finish. The proposed carport will be open on all sides and will be 16 feet in height and measure 30 feet in length and 12 feet wide with a flat roofline and metal roof.

Floor Plans

The plans depict individual units of various square feet with open floor plans for storage of personal belongings. The plans also show Building 1 with an office, restrooms, utility room, elevator room, and stairwell.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project is ideal for this location as this is a growing residential area. The mini-warehouse use is a lower impact commercial use that will also benefit the community by providing rentable self-storage units. It will serve as a good neighbor to the adjacent R-2 residences to the north and to the east as there are typically a low number of visitors to mini-storage projects per day. The storage use of recreational vehicles, off-highway vehicles, and watercrafts will work harmoniously together as it is typically a low impact and not frequently traveled use. In terms of design, all buildings on-site have a similar contemporary aesthetic with neutral colors and a cheerful accent color to convey a pleasing and coherent development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
West	Corridor Mixed-Use	H-2	Undeveloped

This site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds that the request is compatible with, and appropriate for, the surrounding area. The C-2 zoning district is established to accommodate a full range of commercial uses in a manner that can serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent properties. The adjacent uses include primarily residential on the north and south of Blue Diamond Road. The zone change from H-2 to C-2 will bring this property into compliance with the Master Plan planned land use category of Corridor Mixed-Use and incorporates site planning and building design so commercial uses should be compatible with adjacent residential uses. The intensity of the proposed project is compatible with the existing and planned land uses in the surrounding area. Staff finds that the requested zoning is appropriate and consistent with existing land use plan and uses in the area; therefore, can support this request.

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.

The purpose of this request is to establish a recreational vehicle storage facility, in conjunction with a mini-warehouse, which is consistent with development in Clark County. The applicant has used site planning techniques such as street landscaping, perimeter walls, and a single access point to the site to mitigate any potential impacts. Review of the plans show the area for storage is located within the center portion of the property and those adjacent residential uses are shielded from view of the vehicle's storage area by either a building or landscaping; therefore, staff can support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff finds the setback request to less than 10 feet where required per Table 30.40-4 along both the eastern and northern property lines adjacent to existing residential uses is a self-imposed hardship. Per Figure 30.56-10, height/setback only applies to Building 1 which is up to 38 feet in height and currently meets the required setbacks. However, for those buildings 35 feet in height or less may be reduced to zoning district minimum with an intense landscape buffer. While landscaping is provided along the north and east property lines, they do not constitute an intense landscape buffer. Staff review shows efforts can be made on behalf of the applicant to create the minimum 10 foot setback without considerable revisions to the overall site. Staff cannot support this request.

Waiver of Development Standards #2

The applicant has provided for landscaping along the perimeter of the property in the north and east property lines, but this does not constitute an intense landscaping buffer to the residential uses as prescribed by Figure 30.64-12. The applicant has not provided this landscaping that would off-set any encroachment impacts with an intense landscape buffer; therefore, staff cannot support this request as it a self-imposed hardship that can be remedied.

Design Review #1

Staff finds that while the proposed design of the buildings adds an aesthetic upgrade to the surrounding parcels, and that the proposed use could bring economic viability to the neighborhood and other essential amenities that cater to residential uses, the proposed project does not include provisions to better screen the mini-warehouse and recreational vehicle storage. As a result, the design as presented does not provide mitigating measures that will help reduce potential impacts to the surrounding neighborhood. As staff cannot support the waivers for setbacks and intense landscaping, and as such, cannot support the design review. The design

review approval is contingent upon approval of the use permit and waivers of development standards requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in throat depth for the commercial driveway on Park Street. Vehicles entering the site will immediately come into conflict with vehicles exiting the parking stalls north of the driveway, causing stacking in the right-of-way and the potential for collisions. Additionally, the AutoTURN does not demonstrate safe traffic flow on and off the site, increasing the potential for collisions. Staff finds the removal or relocation of the parking stalls on the north side of the property and reconfiguration of the AutoTURN will help reduce conflicts and increase the throat depth.

Design Review #2

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 of the zone change, use permit, and design review #2; denial of the waivers of development standards and design review #1.

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:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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 the

waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street and associated spandrel;
- Vacate any unnecessary rights-of-way and/or easements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- 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 the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0336-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of zone change, use permit, and design review #2; denial of waivers of development standards, and design review #1 (design review as a public hearing for lighting and signage).

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DR, STE 450, LAS VEGAS, NV 89135