

MINI-WAREHOUSE
(TITLE 30)

TROPICANA AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0394-BARTSAS MARY 8, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone.

Generally located on the south side of Tropicana Avenue, 245 feet west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:

161-29-522-001; 161-29-522-002; 161-29-503-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 28% increase).
2. Reduce the driveway throat depth to 15 feet where 75 feet is the minimum required per Uniform Standard Drawing 222.1 (an 80% reduction).

DESIGN REVIEW:

A proposed mini-warehouse facility.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Proposed mini-warehouse facility
- Number of Stories: 3 stories and a basement level
- Building Height (feet): 35 (maximum)
- Square Feet: 75,600 (entire building)
- Parking Required/Provided: 5/8

History & Request

The parcel located on the southwest corner of Tropicana Avenue and Nellis Boulevard (2.3 acres for retail use) was reclassified from R-2 zoning to C-2 zoning via ZC-2003-97. The southeast corner of Tropicana Avenue and San Anselmo Street (2.5 acres) was reclassified from R-2 zoning to C-2 zoning via ZC-0613-99. The remaining R-2 and R-E zoned parcels in between and south of the newly rezoned C-2 parcels (APN 161-29-503-007 and APN 161-29-503-008) became a part of ZC-1042-00. Records indicate that ZC-1042-00 was approved to reclassify 7.4 acres from R-2 and R-E zoning to C-2 zoning for a shopping center; however, this was never constructed. UC-0400-16 was an approved mixed-use development which encompassed parcels south of Tropicana Avenue, west of Nellis Boulevard, east of San Anselmo Street, and north of San Rafael Avenue. The mixed-use development proposed a multiple family residential complex and the commercial components included a new grocery store (Fresh & Easy) at the northeast corner of the development. The Notice of Final Action for UC-0400-16 includes a design review as a public hearing for final plans for Phase 2.

Today, the submitted plans are part of a design review for Phase 2 of the mixed-use development and the applicant is requesting approval of a proposed mini-warehouse facility. The associated waivers of development standards include increasing the combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted. The 11.5 foot high east wall is located only at a portion of the southeast corner of the site, this wall has a length of less than 40 linear feet. Lastly, the applicant also requests to reduce the driveway throat depth to 15 feet where 75 feet is the minimum required.

Site Plan

The plan depicts a square shaped mini-warehouse facility centrally located on a 1 acre parcel. Access to the site is provided via driveways along Tropicana Avenue. The site circulation was designed specifically for vehicles to enter the northwestern gate which leads south along the west side of the mini-warehouse building. In a counterclockwise direction, customers will exit through the northeastern gate. The site plan includes a trash enclosure and pedestrian walkway along the north property line. In addition, 8 parking stalls are provided where 5 parking spaces are required. The applicant is also constructing an 8 foot high CMU block wall along the east and west property lines. There is an existing screen wall (CMU block/wrought iron on top) along the south property line which was constructed with the multiple family residential to the south.

Landscaping

The applicant will demolish the existing attached sidewalk along Tropicana Avenue. The plans show that the applicant will install detached sidewalks with landscaping along the north property line (adjacent to Tropicana Avenue). Plans show that 24 inch box trees, 5 gallon shrubs, and decorative rock will be installed within the landscape areas and the proposed landscape finger islands.

Elevations

The elevation plans show a 3 story mini-warehouse building with an overall height of 35 feet to the top of the parapet roof. The building design also includes a basement level. The building exterior includes split-face CMU block walls for the first level. The second and third floor

elevations include different tones of grey paint and an orange accent color. The building elevations also include decorative metal awnings. Lastly, roll-up doors for specific storage units are located along the south, east, and west facing elevations only and the roll-up doors do not face the right-of-way.

Floor Plan

The basement floor plan includes 148 storage unit options. The first floor includes 106 storage units and the main office. The second and the third floors include both have 208 storage units each. The unit sizes are as follows: 5 feet by 5 feet, 5 feet by 10 feet, 10 feet by 10 feet, and lastly, 10 feet by 20 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposed a 3 story building, with basement (4 stories total) for a proposed mini-warehouse facility. The proposed building height is 35 feet to top of parapet. In addition, the proposed project plan is to provide 8 parking spaces which exceeds the required 5 parking spaces. The business operating hours are from 8:00 a.m. to 6:00 p.m., 7 days a week. There will be 2 employees managed by a reputable Self Storage Brand, so continued maintenance of this site and building are intended and assured. For security purposes, the applicant is requesting 8 foot high decorative block walls on the east and west property lines. The walls will match the existing decorative block walls that are currently part of the mixed-use development to the east and south. A short area in the southeast corner of the site will require a retaining wall that is 3.5 feet high. Furthermore, the multiple family project to the south already includes intense landscaping as required per UC-0400-16. In addition, the multiple family project was constructed at a higher elevation, landscaping on the south property line of the mini-warehouse building would not be seen or effective from the apartments or from Tropicana Avenue. The last waiver for driveway throat depth is for existing driveways along Tropicana Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0400-16 (WC-0026-17)	Waiver of conditions of a use permit requiring the north facing wall from San Anselmo Street to Nellis Boulevard to be split vertically with half block wall and half wrought iron in conjunction with a mixed-use development	Approved by BCC	April 2017
VS-0092-17	Vacated a portion of right-of-way being Tropicana Avenue and Nellis Boulevard for detached sidewalks - recorded	Approved by PC	March 2017
TM-0013-17	Mixed-use development	Approved by PC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0024-17	Vacated a portion of right-of-way being San Anselmo Street and San Rafael Avenue for detached sidewalks - recorded	Approved by PC	March 2017
UC-0400-16	Mixed-use development which includes a multiple family residential complex and 2 commercial components	Approved by BCC	August 2016
ZC-1042-00	Reclassified 7.4 acres from R-E and R-2 to C-2 zoning for a 90,000 square foot shopping center	Approved by BCC	August 2000
ZC-0613-99	Reclassified 2.5 acres from R-2 to C-2 zoning for a 7,000 square foot automobile accessory store (northwest corner of the mixed-use development from UC-0400-16)	Approved by BCC	June 1999
ZC-2003-97	Reclassified 2.3 acres (northeast corner of the mixed-use development from UC-0400-16) from R-2 to C-2 zoning for a retail drug store with a drive-thru	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Multiple family residential
East	Corridor Mixed-Use	C-2	Dollar Tree
West	Corridor Mixed-Use	C-2	Family Dollar

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant is requesting to increase a proposed combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050. The proposed walls are located on the east and west property lines only. There is an existing combined screen wall (CMU block with wrought iron fence on top) along the south property line that was

constructed in conjunction with the multiple family residential development to the south. Per the cross section plans the 11.5 foot high wall is located on the southeast corner of the site only. The length of this wall is less than 40 linear feet. Staff finds that increasing the wall height will not pose a negative impact to the commercial properties to the east and west. Lastly, increasing the wall height also does not create a visual canyon like effect along Tropicana Avenue since the walls are set back approximately 80 feet from the north property line. Staff recommends approval of this request.

Design Review

Staff finds that the proposed mini-warehouse facility is in character with the commercial developments along Tropicana Avenue and Nellis Boulevard. The proposed design is harmonious to the neighborhood and will enhance and complete the streetscape. Furthermore, mini-warehouse establishments provide a less intense business model with an aesthetically pleasing site design. Since staff supports the waiver requests, staff can also support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the request to reduce the throat depth for the driveway for both driveways on Tropicana Avenue. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisle to provide drivers more distance before they encounter any conflicting parking spaces. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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

- Comply with approved drainage study PW23-13804.
- 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 #0238-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GGW ARCHITECTS

CONTACT: TYLER JOHNSON, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118