

10/06/21 BCC AGENDA SHEET

LIGHTING
(TITLE 30)

WELPMAN WY/PARVIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0410-WELPMAN SELF STORAGE, LLC:

DESIGN REVIEW for lighting in conjunction with a previously approved mini-warehouse and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

191-08-701-012

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 1160 Welpman Way
- Site Acreage: 4.4
- Project Type: Lighting
- Number of Stories: 3
- Building Height (feet): 28 to 45

History & Site Plan

ZC-0631-16 was approved with a condition for a design review for lighting and signage. This application was submitted to satisfy the requirement of a design review for lighting. The site plan depicts an approved mini-warehouse and RV/boat storage facility. The approved facility has 1, 2, and 3 story buildings that total 93,290 square feet with a total of 5 buildings on the west side of the site and parking on the east side of the site. Access to the site is provided along Welpman Way.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures within the internal parking area and lighting underneath the covered parking areas for RVs and boats along the north, east, and south perimeters. Wall mounted lighting is shown on the exterior of the buildings internally to the site with downward facing fixtures. The plans show a wall mounted downward

facing recessed light on the west side of Building B. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site. The pole mounted fixtures will be a maximum of 25 feet in height.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the lighting plans are being submitted to satisfy the conditions of approval for ZC-0631-16. The proposed lighting with this application will be in conformance with Title 30 requirements and will not have an adverse impact on adjacent properties. Lighting for the project will be shielded to mitigate any light pollution and will comply with County Codes.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0371	Allowed a roof sign	Approved by PC	November 2020
ZC-0631-16	Reclassified to C-2 zoning for development of a mini-warehouse and RV/boat storage facility	Approved by BCC	October 2016
VS-0632-16	Vacated and abandoned Parvin Street right-of-way and easements	Approved by BCC	October 2016
ZC-1200-07	Reclassified the project site to H-1 zoning for future commercial development	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Henderson & Commercial Tourist	H-1 & City of Henderson	Undeveloped
South	City of Henderson & Public Facilities	P-F & City of Henderson	Clark County School District transportation facility
East	City of Henderson	City of Henderson	Undeveloped
West	Public Facilities	P-F	Clark County School District transportation facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent properties. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval (unshielded fixtures to be installed with construction, shielding the light source from view).

APPROVALS:

PROTESTS:

APPLICANT: WELPMAN SELF STORAGE, LLC

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