

03/21/23 PC AGENDA SHEET

OFF-HIGHWAY VEHICLE, RECREATIONAL VEHICLE,
AND WATERCRAFT STORAGE
(TITLE 30)

VIKING RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0043-LAS VEGAS II MINI U STORAGE, LLC:

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

DESIGN REVIEW for a proposed mini-warehouse building in conjunction with an existing mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Viking Road and Buffalo Drive within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-16-801-017

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3925 S. Buffalo Drive
- Site Acreage: 3.5
- Project Type: Off-highway vehicle, recreational vehicle, and watercraft storage
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 40,357
- Parking Required/Provided: 6/10

Site Plans

The plans depict an existing mini-warehouse with a proposed use to include an off-highway, recreational vehicle, and watercraft storage as part of the business. The existing mini-warehouse was built in 1996. This application for a use permit is to allow for storage of off-highway, recreational vehicle, and watercraft storage as part of their expansion of the existing mini-warehouse facility. The existing covered RV parking area is being replaced with the new building, which will house the vehicles. The building is south of the existing 2 story mini-warehouse and in the center of 3 existing buildings to the south, east, and west. The front of the facility faces Buffalo Drive, and access is provided to the site from a driveway on Viking Road

and a shared driveway with the parcel to the south on Buffalo Drive. Ten parking spaces are provided in front of the facility adjacent to Buffalo Drive.

Landscaping

No changes to landscaping are proposed with this application. Landscaping currently exists on the property.

Elevations

The plans depict a mini-warehouse building to be utilized for storage of both personal belongings and for off-highway, recreational, and watercraft storage. The building is 24 feet to the parapet wall. The materials for the exterior include prefabrication canopies, painted panels, and stucco. Architectural elements include glazed windows, sliding doors, and a parapet wall.

Floor Plans

The plans depict a 40,357 square foot floor plan with individual units for internal storage of off-highway, recreational, and watercraft vehicles of 200 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will provide affordable storage for residents and will include available units to allow for off-highway vehicle, recreational vehicle, and watercraft storage. The applicant has stated that there will be limitations on the size of those types of vehicles, which can fit within the storage units. The new expanded building will function like a mini-warehouse to provide for those residents of Las Vegas and the immediate area who need self-storage for their belongings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0243-12	Vehicle rental and waiver for outdoor storage and display	Approved by PC	July 2012
UC-1537-05	Truck rental in conjunction with a mini-warehouse facility - expired	Approved by PC	November 2005
VC-1533-98	Truck rental in conjunction with a mini-warehouse facility - expired	Approved by PC	October 1998
ZC-0179-94	Reclassified the site to C-1 zoning for a mini-warehouse	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Commercial retail facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Lands	P-F	School
West	Compact Neighborhood (up to 18 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use Permit & Design Review

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 proposed uses are consistent and compatible with existing and planned land uses in this area. The project will provide additional services and amenities to the area, which has residential uses across from Viking Road. The proposed use permit supports Policy 5.5.3 of the Master Plan, to encourage the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. The properties directly adjacent to the applicant's property are planned, zoned, and developed with existing non-residential uses and are separated from those areas currently residential uses. Also, the design of the existing mini-warehouse facility with the buildings along the front and the sides of the property creates an area to store any off-highway, recreational, and watercraft vehicles and will not be visible from the street nor to the residential uses across Viking Road. Staff does not anticipate any adverse impacts from the proposed use, especially considering the storage of these vehicles are indoors; therefore, staff supports these requests.

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**

- 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

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 #0045-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: ENRIQUE WALLACE

CONTACT: ENRIQUE WALLACE, 27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691