

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0329-WNDG, LLC:

USE PERMITS for the following: **1)** mini-warehouse facility; and **2)** outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** modify buffering and screening along a freeway; and **3)** reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone.

Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise.
MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

191-05-501-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 69 feet where 50 feet is the maximum height allowed per Section 30.02.14 (a 38% increase).
2. Modify the buffering and screening standards to allow a 6 foot wide landscape strip with an 8 foot high decorative screen wall where a 15 foot wide landscape strip with an 8 foot high decorative screen wall is the standard along the freeway per Section 30.04.02B (a 60% reduction).
3. Reduce the driveway throat depth along Neal Avenue to 16 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1672 W. Neal Avenue
- Site Acreage: 1.7
- Project Type: Proposed mini-warehouse with outdoor storage for RVs
- Number of Stories: 5
- Building Height (feet): 69
- Square Feet: 107,318
- Parking Required/Provided: 26/20
- Sustainability Required/Provided: 7/6

Site Plan

The plan depicts a proposed mini-warehouse building centrally located on the subject parcel and 8 RV parking spaces on the northeast corner of the site, which are assigned for outdoor storage purposes. Access to the site is via 1 driveway from Neal Avenue along the south property line. Additionally, the site plan shows 2 access gates on the east and west sides of the building. The mini-warehouse building is set back 84 feet from the south property line, 39 feet from the east property line, 65 feet from the north property line, and 37 feet from the west property line. Twenty parking spaces are located on the southern portion of the site, along Neal Avenue, adjacent to a drive aisle which circulates around the perimeter of the building. The required number of parking spaces for the proposed use is 26 parking spaces; however, the applicant submitted a parking demand study reflecting that at peak hours, the maximum demand for parking would be 16 parking spaces. A proposed 8 foot decorative screen wall surrounds the site on the north, east, and west boundary lines. All storage units are accessed from the interior.

Landscaping

The plan shows a 6 foot, 10 inch wide landscape strip along the east property line, with trees 20 feet on center (this landscape strip is not required by Code). Along the north property line, the plan shows a 9.5 foot wide landscape strip, with slightly staggered rows of trees 10 feet on center (the north landscape strip also not required by Code). However, along the west property line, adjacent to a freeway, the plan shows a 6 foot 10 inch wide landscape strip where a 15 foot wide landscape strip with staggered rows of trees is required; therefore, necessitating a waiver of development standards. A detached sidewalk is proposed along the south property line (adjacent to Neal Avenue), with trees spaced 20 feet on center. The plans depict an alternative design review for parking lot landscaping along the building's south facing elevation since the plans show 7 parking spaces with no landscape island where a landscape island is required for every 6 parking spaces. Since the plan does not reflect the required landscape finger islands, the applicant is proposing the required tree location on the west end landscape finger island. However, overall, throughout the site the applicant is providing the total number of required trees and shrubs.

Elevations

The plan depicts a 5 story, 69 foot high mini-warehouse building necessitating a waiver of development standards to allow a height increase from the maximum height allowed of 50 feet per the Commercial General zoning district. The south and east facing elevations depict decorative spandrel glazing on portions of the exterior walls for all 5 stories, stucco with decorative metal paneling. Roll-up doors are depicted on the east, north, and west facing elevations, which are screened by a block wall and landscaping. These facades consist of stucco walls with decorative metal paneling and storefront window system. The south facing elevation does not include any roll-up doors. Also, the plan shows a 17 foot high metal canopy for the outdoor storage area.

Floor Plans

The plan depicts a mini-warehouse building with a variety of unit sizes ranging from 5 feet by 10 feet, 8 feet by 10 feet, and 10 feet by 10 feet. The outdoor storage area includes a 2,430 square foot metal canopy.

Applicant's Justification

The applicant states the request to increase the building height is appropriate since the site is adjacent to the I-15 corridor and the planned land use, Entertainment Mixed-Use, allows intense uses such as resort hotels. The applicant further states the request to reduce the required landscaping area adjacent to the I-15 from 15 feet wide to 6 feet 10 inches wide is necessary and in exchange the applicant is providing a landscape strip that is 6 feet 10 inches wide along the east property line where a landscape buffer is not required. Also, the applicant states that the request to reduce the throat is appropriate as Neal Avenue terminates immediately west of the site due to the I-15 corridor. As such, vehicles will not stack in the right-of-way as there will be minimal traffic in this area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ADR-22-900818 | Billboard conversion to digital format | Approved by ZA | April 2023 |
| ADR-21-900422 | Billboard relocation | Approved by ZA | August 2021 |
| ADR-08-900912 | Installation of a communication tower | Approved by ZA | July 2008 |
| UC-1419-02 | Use permit to install an off-premises advertising sign | Approved by BCC | December 2002 |
| ZC-1170-02 | Reclassified 3.9 acres from R-E to C-G zoning for a shopping center - the shopping center was never developed | Approved by BCC | November 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|-----------------------------------|
| North | Entertainment Mixed-Use | RS20 | Undeveloped |
| South | Entertainment Mixed-Use | CG & RS20 | Communication tower & undeveloped |
| East | Entertainment Mixed-Use | CG | Undeveloped |
| West | Entertainment Mixed-Use | R-2 | Single-family residential & I-15 |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|---------------------------|--|
| VS-25-0330 | A vacation and abandonment patent easements is a companion item on this agenda |

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that when evaluating the appropriateness of a mini-warehouse facility and incidental outdoor storage, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the surrounding areas are comprised mostly of low to medium density residential developments to the south and east of the site. However, to the west is the I-15 corridor, which further buffers the proposed use from the residential developments to the west. This type of surrounding development is important for mini-warehouse facilities as those renting units will most likely come from residents from nearby area. In addition, staff finds that a mini-warehouse facility tends to generate very little pedestrian and vehicular traffic as compared to similar service and retail businesses; therefore, this project would have minimal impact on the surrounding residential developments, provided a sufficient buffer is provided. Therefore, staff can support these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff does not foresee any detrimental consequences to the reduction of screening and buffering along the freeway since the proposed uses are compatible with the surrounding area and the applicant is providing the required number of trees and shrubs around the site. Additionally, staff can support the building height increase since the site is adjacent to the freeway and the adjacent properties to the site are undeveloped. Therefore, staff can support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The purpose of alternative landscape plans is to provide relief and flexibility in the implementation of the landscape provisions of Title 30, which allow for high quality alternatives that meet the intent of the original provisions. Staff finds the proposed parking lot landscaping will provide the required parking lot shading. The site design shows adequate landscaping and screening and is architecturally harmonious to neighboring properties.

Overall, the building has architectural features and articulations on all 4 sides which are in accordance with the design standards. All roll-up doors face the interior of the site and are not oriented towards the streets. Additionally, the applicant provides landscaping along all the perimeters of the site. Therefore, staff could support the design review, however since staff is not supporting waiver of development standards #3 cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in throat depth, since this is a self-imposed hardship that could be addressed with a site redesign. The site has no existing off-site improvements, therefore there is no reason the site cannot meet minimum throat depth standards.

Staff Recommendation

Approval of the use permits and waivers of development standards #1 and #2; denial of waiver of development standards #3 and the design review.

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

If approved:

- 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 public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to remove the two (2) parking spaces north of the driveway and the two (2) parking spaces east of the driveway.

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 #0085-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of the use permits, waivers of development standards #1 and #2, and design review; denial of waiver of development standards #3.

APPROVALS:

PROTESTS:

APPLICANT: WNDG, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135