

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway departure distances.

DESIGN REVIEW for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-16-301-034

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the proposed driveway departure distance along Las Vegas Boulevard South to 93 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 51% decrease).
- b. Reduce the proposed driveway departure distance along Ford Avenue to 6 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 97% decrease).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8690 Las Vegas Boulevard South
- Site Acreage: 3.5
- Project Type: Mini-warehouse
- Number of Stories: 4
- Building Height: 49 feet, 10 inches (maximum)
- Square Feet: 1,500 (Building C - northern mini-warehouse building)/2,500 (Building B - central mini-warehouse building)/41,992 (Building A - southern mini-warehouse building)
- Parking Required/Provided: 5/6

Site Plan

The previously approved site plan depicted 3 separate parcels which totaled 5 acres located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South. The applicant originally requested to reclassify the site from H-1 zoning to C-2 zoning for 3 proposed mini-warehouse buildings to be constructed as a part of an expansion to the existing mini-warehouse establishment to the north (U-Haul). The zoning was made permanent with the approval of the application.

The applicant provided 2 sets of site plans, both depict the same site layout for the proposed buildings, loading areas, and on-site requirements. The first set shows the proposed driveway along Las Vegas Boulevard South, and the second set shows where the future driveway will be located when the future widening of Las Vegas Boulevard South will occur (the full 200 foot street width).

The site plan shows 3 proposed mini-warehouse buildings. Along the north property line, Building C is a 1,500 square foot building on the northwest corner of the site. This building is set back 10 feet from the north property line, 54 feet from the west property line, 267 feet from the south property line, and 347 feet from the east property line. South of Building C is a centrally located building (Building B) and has an overall area of 2,500 square feet. Building B is set back 30 feet south of Building C (or 55 feet from the north property line), 84 feet from the west property line, 207 feet from the south property line, and 347 feet from the east property line. The southernmost and largest mini-warehouse building on site is Building A. This building has an overall area of 41,992 square feet and is set back approximately 159 feet from the north property line, 42 feet from the west property line, 15 feet from the south property line, and 120 feet from the east property line.

Access to the site is provided by 1 driveway along Las Vegas Boulevard South (west property line) and 1 on the southeast corner of the site (along Ford Avenue). Loading and unloading spaces are located along the north side of Building C. The main customer transaction office is located at the main building to the north APN 177-16-301-015; therefore, 6 customer parking spaces are located within this parcel where 5 are required per Title 30. The applicant is also proposing an outside truck parking area east of Buildings B and C. The site plan also shows that Building A (southernmost building) includes a loading dock on the east facing elevation, which includes a wing wall for screening from the residences to the east. The applicant will install a 6 foot high screen wall within a landscape area along the east property line to screen on-site activities from the residences to the east (along Giles Street). Furthermore, cross access to the northern parcel is provided on the northeast corner of the site. Lastly, due to the proposed driveways, the applicant requested waivers to reduce the proposed driveway departure distances along Las Vegas Boulevard South and Ford Avenue.

Landscaping

The previously approved landscape plan shows a 38 foot wide landscape area along Las Vegas Boulevard South which consists of three-fourths inch rock mulch only. The purpose of this is to ensure that when the widening of Las Vegas Boulevard South occurs, the driveway can be properly relocated to the east, and the applicant will not have non-standard improvements within the right-of-way. Immediately to the east is a 42 foot wide landscape area which includes 24

inch box trees, shrubs, and groundcover. The north property line includes a 10 foot wide landscape buffer which also includes 24 inch box trees and a variety of shrubs. The south property line includes a 15 foot wide landscape buffer which widens to 25 feet wide (south of Building A). This area also includes trees and shrubs. Lastly, the applicant is providing a 42 foot wide landscape area, with a double row of trees and a variety of shrubs on the east property line, and a 6 foot high screen wall on the west side of the landscape area.

Elevations

Previously approved elevation plans depict Building A having an overall height of 49 feet, 10 inches to the top of the parapet roof. This 4 story building includes exterior materials such as stacked faux stone, engineered wood paneling, black aluminum framing for the windows and doors, and concrete exterior walls. The south, west, and a portion of the north facing elevations include faux storage roll-up doors. The east facing elevation includes the loading dock and a roll-up door.

Building B has an overall height of 11 feet, 6 inches with 10 roll-up doors on the north and south facing elevations.

Building C has an overall height of 11 feet, 3 inches with 13 roll-up doors only on the south facing elevation of the building.

Floor Plan

Previously approved floor plans depict Building A as a 4 story building with an overall area of 41,992 square feet. The first floor consists of a customer staging area on the northwest corner of the building, storage units throughout the floor plan, a restroom, an office, and open storage area used for storage pods. Floors 2 through 4 mimic one another and consist of storage units throughout each floor. The eastern half of Floors 2 through 4 are connected as 1 open space with the first floor area. Building B has an overall area of 2,500 square feet and consists of 20 storage units. Lastly, Building C has an overall area of 1,500 square feet and consists of 13 storage units.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0103:

Current Planning

- 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.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street, 30 feet for Ford Avenue, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-16-301-019; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0107-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have been working through the process of obtaining building permits for the site. As of now, 2 building permits have been issued and 3 additional permits are near completion pending an approval of an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0103	Reclassified the site to C-2 zoning with a waiver for modified driveways and design review for a mini-warehouse	Approved by BCC	April 2022
UC-1833-98 (ET-0437-99)	First extension of time to commence a residential planned unit development (PUD) with a convenience store and lounge/restaurant - expired	Approved by PC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0235-99	Tentative map and extension of time for a 195 condominium project and 3 commercial units (previously approved for 211 units via UC-1833-98 and DR-0056-99) - expired	Approved by PC	September 1999
DR-0056-99	4 story (residential planned unit development) with a convenience store, restaurant, lounge, and parking structure - expired	Approved by BCC	February 1999
UC-1833-98	Residential planned unit development (4 story condominium project) with a c-store and a restaurant/lounge - expunged UC-0986-94 - expired	Approved by PC	December 1998
UC-0986-94 (ET-0318-99)	Third extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1999
UC-0986-94 (ET-0143-97)	Second extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	October 1997
UC-0986-94	First extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade; the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1995
UC-0986-94	128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	U-Haul
South	Entertainment Mixed-Use	CR	Undeveloped
East	Neighborhood Commercial	RS20	Single-family residential development
West	Entertainment Mixed-Use	CR	WorldMark Las Vegas hotel

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since the original approval of ZC-22-0103 several permits such as BD23-32202, BD23-35177, BD23-35212, BD24-09405, BD24-16191, BD25-03707, BD25-008134, and BD25-09120 were initiated and are still active. Based on these findings, the applicant has demonstrated a significant amount of progress towards the commencement of the project. For these reasons, the Director of Comprehensive Planning authorized the filing of this extension of time. Additionally, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until May 5, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: SUNDANCE BUILDERS

CONTACT: SUNDANCE BUILDERS, 2797 N. LAMB BOULEVARD, LAS VEGAS, NV
89115