

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0093-TING, LI TING & TSAI, JOHNSON:**

**USE PERMIT** for a mini-warehouse facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** landscaping; **3)** reduce setback; and **4)** gate setback.

**DESIGN REVIEW** for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

163-15-610-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 1 space where 2 spaces are required per Section 30.04.04 (a 50% reduction).
2.
  - a. Reduce landscape buffer adjacent to existing residences to 4 feet where 15 feet is required per Section 30.04.02C (a 73% reduction).
  - b. Allow alternative landscape buffer materials adjacent to existing residences where required per Section 30.04.02C.
  - c. Eliminate parking lot landscaping where required per Section 30.04.01D.
3. Reduce the setback from the west property line to 4 feet where 10 feet is required per Section 30.02.14 (a 60% reduction).
4. Reduce gate setback to 43 feet where 50 feet is required per Section 30.04.03E (a 12% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Mini-warehouse facility
- Number of Units: 42
- Minimum/Maximum Unit Size (square feet): 264/2,464

- Number of Stories: 1
- Building Height: 22 feet, 10 inches
- Square Feet: 23,443 (total)/15,351 (Building A)/8,092 (Building B)
- Parking Required/Provided: 2/1
- Sustainability Points Required/Provided: 7/7

### Site Plans

The plans depict an unstaffed fully automated mini-warehouse facility with a total of 42 units, which may be mapped and sold as commercial condominiums. Entry to the site is from a two-way entrance along Twain Avenue. The gated entrance is set back 43 feet from the right-of-way. There is an emergency access gate along the north property line through a shared driveway easement with the shopping center to the north. There are 2 buildings located on the site, on the east and west sides of the centrally located 54 foot wide two-way drive aisle. The drive aisle narrows to 27 feet for the 7 northerly units. At the northeast corner of the site is a public restroom which includes a mop sink and drinking fountain, a maintenance equipment yard, trash and recycling enclosure, and a parking space. Building A is set back 10 feet from the south property line, 4 feet from the west property line, and zero feet from the north property line. Building B is set back 10 feet from the south property line and zero feet from the east and north property lines.

### Landscaping

The plan depicts an existing 2 foot retaining wall with 6 foot screen wall (overall height 8 feet) along the west property line, along with existing screen walls along the north and east property lines. Street landscaping (Twain Avenue) consists of Blue Palo Verde trees (large Evergreen) located within a 10 foot wide landscaping strip located behind an existing attached sidewalk, with 3 trees and miscellaneous shrubs located on the west side of the driveway entrance and 2 trees with shrubbery located on the east side of the driveway. Shrubs are located on either side of the gated entrance driveway. A 4 foot wide landscape strip with a single row of 39 Yew Pine trees, a medium Evergreen tree with an average height of 25 feet and an average overall spread of 10 feet, are planted 10 feet apart along the west property line. The applicant's waivers are to reduce the width of the landscape strip to 4 feet where 15 feet is required and to have 1 row of Evergreen trees where 2 rows are required.

### Elevations

The plan depicts 2 detached mini-warehouse buildings which have an overall height of 22 feet 10 inches, flat roofs, and an interior ceiling height of 16 feet. The exterior surface is comprised of architectural steel panels in blue and gray, with charcoal brick ledgerstone, standing seam metal roofing with ThermRepel coating SRI 111 for a cool roof, and metallic gray corrugated decorative metal screens around the roof mounted mechanical equipment. Roll-up doors are located internal to the site and have an overall entrance height of 14 feet. There are no windows on the buildings and all entries include a 3 foot awning on the west side of Building B and the east side of Building A.

### Floor Plans

Both buildings are single story. Building A consists of 15,351 square feet and 27 units, and Building B consists of 8,092 square feet and 15 units.

### Applicant's Justification

The applicant indicates the proposed use is intended for luxury vehicle storage and will operate with temporary, sporadic visits from customers. There will be no on-site staffing which will lend to the facility operation having low activity and therefore relatively quiet. The recreational vehicle condominium (mini-warehouse) facility will be fully automated and business operation will occur entirely online as there is no main office or employees. As designed, customers will be able to park temporarily outside of the respective unit and it is expected that any loading and unloading to and from the storage unit will occur in front of the respective unit regardless of whether parking is required or provided and customers may temporarily park along the northeast portion of the site away from the main drive aisle if needed or in the 1 space provided. Additionally, the applicant indicates the landscape buffer provided is a function of usable space and that the buffering effect would be diminished if not eliminated altogether if the required trees were provided.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0166-91 & UC-0251-91	Reclassified the site to C-C, C-1, and R-1 zoning (now CG) for a shopping center	Approved by BCC	October 1991

Not all prior land uses are listed for the shopping center and are available in department records.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
East	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-24-500024	A tentative map for a 1 lot commercial subdivision 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 Permit

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 a mini-warehouse tends to generate very little in terms of traffic and people as compared to similar service and retail businesses and would have little impact on the surrounding residential developments, provided a sufficient buffer is provided. Ultimately, this use conforms to both the zoning and the Master Plan Designation. For these reasons, staff could support this use permit, but since staff is not supporting the design review or the waivers of development standards, staff cannot support this request.

#### 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 & #2c

Mini-warehouse developments typically do not tend to generate high traffic volumes. Staff finds that the 1 parking space provided for maintenance crews and visitor parking may be sufficient with the oversized drive aisle. However, staff is unable to support the request to eliminate parking lot landscaping and buffering adjacent to the residential uses to the west. Landscaping is required, in part, to reduce the heat island effect and help Clark County adapt to future climate challenges. Staff recommends denial.

#### Waivers of Development Standards #2a, #2b, & #3

Staff is concerned about the width of the proposed landscape buffer along the west property line. Wider landscape buffers adjacent to residential properties are provided to reduce the impact of the use and buildings adjacent to residential properties and to provide adequate room for plant materials to grow. The proposed 4 foot wide buffer may provide some relief visually; however, adjacent to an 8 foot tall wall, it may take some time to provide the intended buffer. Additionally, the long-term care of the proposed plant material within the landscape area is limited if the trees are allowed to grow to their full potential spread of 10 feet. The existing retaining wall with screen wall along the west property (8 feet overall height) along with the proposed 4 foot retaining wall that is part of the building design (22 feet 10 inches overall height) with a 4 foot space between structures creates a narrow space for the tree roots to grow and may limit the

overall growth potential for the buffering materials. With these considerations, staff cannot support this request.

#### Waiver of Development Standards #4

Staff is concerned about the reduced gate setback to Twain Avenue. The potential traffic conflict for recreational vehicles that may ingress and egress from the site could produce traffic conflicts along the street. Staff finds the request to reduce the gate setback to be a self-imposed hardship. As a vacant site, the design can be minimally changed to comply with the minimum standards. Staff recommends denial.

#### 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.

While the proposed elevations include decorative finish materials in gray and blue tones that are compatible with the adjacent shopping center, staff is concerned about the site design that places the buildings within 4 feet of the property line of the existing residential buildings. There is an opportunity with initial development to reduce the building size or drive aisle width and provide the required buffer and parking lot landscaping. For the reasons stated, staff is unable to support this request as designed.

#### **Staff Recommendation**

Denial.

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:

- No individual unit business licenses to be issued;
- No business which conducts vehicle repair work to be allowed within individual units or on-site;
- Overnight stays by renters or owners are not permitted;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 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;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

**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 #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LI TING

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