

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0232-HU TU TSUEI:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone.

Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-101-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 10 parking spaces where 18 parking spaces are required per Section 30.04.04 (a 28% reduction).
2. Reduce the width of a proposed driveway along Arville Street to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Proposed mini-warehouse facility
- Building Height (feet): 40
- Square Feet: 14,500
- Parking Required/Provided: 18/10 (this calculation includes a 10% reduction due to proximity to a transit stop within 1,000 feet)
- Sustainability Required/Provided: 7/9

Site Plans

The plans depict a proposed mini-warehouse facility. Access to the site is provided via 2 proposed driveways along the east property line adjacent to Arville Street. One driveway is located on the northeast corner and the second is located on the southeast corner of the site.

The proposed 365 unit mini-warehouse building is centrally located on the site and includes the following setbacks: 18 feet from the east (front) property line, 71 feet from the north property line, 42.5 feet from the west (rear) property line; and 59 feet from the south property line. The plans also show that there will be an 8 foot high CMU wall to be constructed along the north, south and west property lines. There will be loading zones located on the west side of the proposed building.

Ten parking spaces are provided on the northwest corner of the site. Title 30 requires 20 parking spaces for this project; however, a reduction of 10% is allowed since there is a transit stop less than 1,000 feet to the north and to the south of the site. Essentially, 10 parking spaces are provided where 18 parking spaces are required thus requiring a waiver of development standards.

Access gates are proposed adjacent to both driveways and are set back over 50 feet from the back of curb. Each of the ingress/egress driveways are 32 feet wide where 36 feet is required thus necessitating a waiver of development standards. The subject parcel is adjacent to an existing recreational vehicle park to the west and to the north, and there is 1 single family residence immediately south of the subject site. The applicant is not providing an external area for refuse and recycling, and provided a letter from Republic Services that states that Republic Services can provide a trash pickup service to this location.

Landscaping

Along Arville Street (east property line), the applicant is proposing detached sidewalks. There is a 5 foot wide landscape strip on 1 side of the detached sidewalk, and an 8 foot wide landscape strip on the other side of the sidewalk adjacent to the proposed building. The applicant is proposing the appropriate street landscaping consisting of large trees and shrubs.

Along the north property line the applicant is proposing a 6 foot wide landscape strip with 5 large trees adjacent to 7 parking spaces.

Furthermore, the landscape plans depict a 15 foot wide landscape buffer along the south property line (adjacent to an RS3.3 single-family residential development) comprised of a double row of large evergreen trees which will separate the drive aisle from the existing residence to the south.

Elevations

The plans depict a proposed 3 story mini-warehouse facility with an overall height of 40 feet. There are 9 roll-up doors along the west facing building elevation and do not face the right-of-way or the residences to the south. The exterior elevation materials are made up of stucco and CMU block facades in grey and charcoal color. The design shows a varied roofline, split-face CMU and stucco finish. Horizontal articulation is being provided with pop-outs, low E-glass windows and changes in texture and a parapet wall.

Floor Plans

The building area for the first, second, and third floor are 14,400 square feet each. The proposed office has an overall area of 400 square feet. The total building area is 43,600 square feet. The proposed storage units will range from 25 square feet to 250 square feet. Lastly, there will be a total of 365 units.

Applicant's Justification

The applicant states they are requesting a use permit to establish a mini-warehouse in a CG (Commercial General) Zone. The reduction of required parking spaces is requested due to design constraints caused by providing the required number of parking spaces. Likewise, the request to reduce the commercial driveway width will not impact the site or its use.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

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

Related Applications

Application Number	Request
VS-25-0234	A vacation and abandonment of easements is a companion item on this agenda.
ZC-25-0231	A zone change to reclassify the site from RS20 to CG is a companion item on this agenda.
PA-25-700019	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) 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 can support the requested use permit to establish a new mini-warehouse facility at this site. To the west and north are commercial use properties, including the Las Vegas Motorcoach resort. To the south are single-family residential uses and will be buffered by an 8 foot high CMU wall and intense landscape buffer with evergreen trees planted off-set from each other. Furthermore, mini-warehouses tend to have less vehicular traffic than retail uses. Moreover,

mini-warehouses are a common type of use the public and immediate neighborhood can utilize for storage. The use permit in part complies with Policy 5.1.3 of the Master Plan which supports general economic growth activity. Staff can support the use permit.

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.

Waiver of Development Standards #1

The requested waiver of development standards is to reduce on-site required parking to 10 spaces where 18 spaces are required. Staff finds that the proposed mini-warehouse project may produce minimal traffic demands as compared to the neighboring retail uses such as convenience stores with gasoline stations or shopping centers. Additionally, the applicant is proposing 2 loading spaces which effectively increases the provided parking to 12 spaces thus increasing the reduction to 33%. However, staff finds that the overall building footprint, or the number of units, may be reduced in order to further reduce the number of parking spaces requesting to be waived per Title 30. Staff finds this request a self-imposed hardship, and staff therefore, cannot support this request.

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 proposed design of the mini-warehouse facility incorporates horizontal articulation with parapet walls and varied roof line, recognizable changes in texture, materials or surface colors and engaged columns. The maximum height is less than the maximum of 50 feet and meets all required setback. However, since staff does not support the parking reduction waiver, staff also cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction of the driveway widths for the two proposed driveways along Arville Street. Staff finds the design of this site will allow vehicles to safely access the site. Additionally, the site should see minimal traffic volume.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of the use permit and waiver of development standards #2; denial of waiver of development standards #1 and the design review. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: May 20, 2025 – APPROVED – Vote: Unanimous
Absent: Gibson

Comprehensive Planning

- 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 35 feet back of curb for Arville Street;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code.; applicant is advised that many factors may be considered

before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 6 cards

PROTESTS: 5 cards

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

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