

MINI-WAREHOUSE
(TITLE 30)

OLETA AVE/MANHATTAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0598-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:

USE PERMITS for the following: **1)** mini-warehouse; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** increase wall height; and **3)** permit lighting to project upward.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility; **2)** off-highway vehicle, recreational vehicle, and watercraft storage facility; **3)** lighting; and **4)** finished grade on 7.4 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Oleta Avenue and the west side of Manhattan Road (alignment) within Paradise. JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-24-601-023; 177-24-601-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per Figure 30.64-14.
2.
 - a. Increase wall height to 8 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 33% increase).
 - b. Increase combined screen wall/retaining wall height up to 17 feet (8 foot retaining wall/9 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (an 88.9% increase).
3. Permit lighting to project upward where all lighting shall be hooded and shall project downward per Section 30.56-135.

DESIGN REVIEWS:

1. Mini-warehouse facility.
2. Off-highway vehicle, recreational vehicle, and watercraft storage facility.
3. Lighting.
4. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3290 E. Oleta Avenue
- Site Acreage: 7.4
- Project Type: Mini-warehouse facility with recreational vehicle storage
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,440 to 2,810 (Buildings A1 through G4)
- Parking Required/Provided: 10/28

History & Request

The Board of County Commissioners (BCC) approved ZC-1524-96 in November 1996 reclassifying the project site to a C-1 zoning district for a mini-warehouse facility with recreational vehicle and boat storage. Phase 1 of the project, located on APN 177-24-601-024, was constructed on the east and north sides of the project site. An existing emergency ingress/egress gate is centrally located along the south property line of the project site, adjacent to Oleta Avenue. The applicant constructed 75 percent of the original project and subsequently filed 4 extensions of time between 1996 through 2006. The BCC denied the fourth extension of time in February 2007, and the C-1 zoning for APN 177-24-601-023 expired. An application to reclassify APN 177-24-601-023 to a C-1 zoning district for a mini-warehouse facility with recreational vehicle and boat storage was approved by the BCC in December 2007 via ZC-0780-07. However, the mini-warehouse facility was not constructed, and the associated use permits and design reviews expired for that application. The applicant is now proposing to construct a mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage on APN 177-24-601-023. Site modifications are proposed to APN 177-24-601-024 including the addition of 2 buildings (G1 and G2) and metal carport canopies over existing recreational vehicle spaces.

Site Plans

The plans depict an existing and proposed mini-warehouse facility on a project site consisting of 7.4 acres. The east and north portions of the project site are developed while the south portion of the site features several mini-warehouse buildings and covered carport structures for recreational vehicles and boats. The primary ingress/egress to the facility is granted via an existing commercial driveway along the east boundary of the site, adjacent to Manhattan Road. Buildings A1 through A5 are located within the south portion of the site and are set back a minimum of 10 feet from Oleta Avenue. Buildings B1 through B5 are located north of Buildings A1 through A5, separated by a 36 foot wide drive aisle. Immediately north of Buildings B1 through B5 are covered recreational vehicle spaces, with buildings G3 and G4 located between the covered spaces. The covered recreational vehicle spaces, located to the east and west of Buildings G3 and G4, will be mounted with solar panels. Building G1 is located immediately north of Buildings G3 and G4, separated by a 33.5 foot wide drive aisle. Additional area will be added to the existing metal carport canopies to the east and west of Building G1. Building G2 will be constructed at the northwest portion of the project site and is set back 10 feet from the north property line. Immediately south of Building G2 are 5 covered recreational vehicle spaces.

An existing emergency ingress/egress gate is centrally located along the south property line of the project site, adjacent to Oleta Avenue. Ten parking spaces are required for the overall project site where 28 parking spaces are provided. The drive aisles adjacent to the mini-warehouse buildings have a minimum width of 27 feet, per Code requirements. An increase in finished grade is also part of this request, with the largest increase occurring within the central portion of the project site.

Landscaping

A 10 foot wide landscape area featuring a 5 foot wide attached sidewalk is proposed along Oleta Avenue. Twenty-four inch box trees are planted 20 feet on center within the landscape area, including shrubs and groundcover. The existing street landscape area along Oleta Avenue will be refurbished with 24 inch box trees planted 20 feet on center. Ground mounted landscape lighting, projecting upward, will be planted within the 10 foot wide landscape area adjacent to Oleta Avenue. A waiver of development standards is necessary to permit the ground mounted lighting to project upward. An 8 foot high decorative CMU block wall is proposed behind the street landscape area, adjacent to Oleta Avenue, and along the north property line of the project site. The increase to wall height necessitates a waiver of development standards. An increase to the combined screen wall/retaining wall height, up to a maximum of 17 feet, is proposed along the west and northwest property lines of the site, requiring a waiver of development standards. Furthermore, a waiver of development standards is required to reduce the parking lot landscaping within the interior of the site.

Elevations

The mini-warehouse buildings consist of a single story measuring up to 22 feet in height to the top of the standing seam metal roof. The walls of Buildings A1 through A5, oriented to the south facing Oleta Avenue, consist of painted concrete masonry construction, with the color matching the existing mini-warehouse building to the east which is part of this facility. The remaining buildings within the interior of the project site, Buildings B-1 through B-5 and G1 through G4, are of similar construction and painted the same color. The metal carport canopies over the recreational vehicle spaces measures 17 feet in height.

Floor Plans

The floor plans for each building consist of warehouse and storage space for personal belongings. Below is a table reflecting the area of Buildings A1 through G4:

Building Information:

Building Area	Square Feet
Building A1	1,440
Building A2	1,964
Building A3	2,600
Building A4	2,382
Building A5	2,442
Total Building Area (A1 through A5)	10,828

Building Area	Square Feet
Building B1	1,450
Building B2	2,480
Building B3	2,480
Building B4	2,480
Building B5	2,480
Total Building Area (B1 through B5)	11,370
Building G1	2,810
Building G2	1,332
Building G3	1,247
Building G4	1,247
Total Building Area (G1 through G4)	6,636

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the mini-warehouse use will serve the neighborhood and the surrounding community of both residential and business with the need for extra storage space. The greater the number of apartment tenants, for example, the greater the need for extra storage space as an example. Furthermore, many people have 1 type or another of a recreational vehicle or boat that needs to be parked in a secure area. Additionally, many neighborhoods and homeowner's association do not allow the parking for long extended time around the residences. An 8 foot high wall is being requested along the north property line (215 Beltway) and the south property line (Oleta Avenue) for security purposes as many of the recreational vehicles are very expensive. An increase to the combined screen wall/retaining wall height, up to a maximum height of 16.5 feet, is requested along the west and northwest property lines due to the topography of the site and for security purposes. The placement of fill of up to 6 feet is a very small localized spots. The fill is needed to raise the elevation at the proposed expansion in areas where new storage bays will be located. Much of the areas of where fill will be placed is currently a steeply sloping surface that is unusable without the placement of the soil. The applicant states that none of the light fixtures within the street landscape area will aim toward the adjacent residential neighborhood to the south, across Oleta Avenue. All landscape lighting fixtures will include a shield on each fixture to mitigate potential for light spill.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0780-07	Reclassified a 2.5 acre portion of the project site to C-1 zoning, use permits and design reviews for mini-warehouses, outdoor recreational vehicle, and boat storage - use permit and design review portions of the application - expired	Approved by BCC	December 2007
ZC-1524-96 (ET-0361-06)	Fourth extension of time	Denied by BCC	February 2007
ZC-1524-96 (ET-0104-04)	Third extension of time	Approved by BCC	May 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1524-96 (ADET-0525-01)	Second extension of time	Approved by ZA	June 2001
ZC-1524-96 (ET-488-98)	First extension of time	Approved by BCC	February 1999
ZC-1524-96	Reclassified the project site to C-1 zoning for a mini-warehouse facility	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential*
South	Institutional & Residential Suburban (up to 8 du/ac)	R-1 & R-E	Place of worship & single family residential
East	Right-of-way	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

*Immediately north of the project site is the 215 Beltway.

Related Applications

Application Number	Request
VS-21-0599	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permits

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 Comprehensive 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 mini-warehouse use should not have an adverse or negative impact on the surrounding properties. Staff finds the mini-warehouse and recreational vehicle storage facility is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding single family residential and place of worship uses; therefore, staff recommends approval.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff typically does not support requests to reduce parking lot landscaping; however, the parking spaces for the facility are randomly dispersed throughout the project site, are located between several buildings, and will not be visible from the public right-of-way. Three additional medium, 24 inch box trees are proposed at the southwest corner of the project site, adjacent to the drive aisle, providing some mitigation for the reduced landscaping request. Staff finds the reduction to the parking lot landscaping should have no impact on the project site; therefore, recommends approval.

Waiver of Development Standards #2a & #2b

Staff does not object to the increased wall height along the north property line (215 Beltway) and the south property line (Oleta Avenue). The 8 foot high wall is set back approximately 10 feet behind the proposed landscape area along Oleta Avenue. The increased wall height will also provide additional security for the site. Staff finds the proposed block wall should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

The existing topography of the project site warrants an increase to the height of the proposed screen wall/retaining wall along the west property line. The property that will be most affected by the increased wall height is the adjacent undeveloped property to the west, which is zoned R-E with a planned land use of public facilities. Staff finds the increased wall height should have minimal impact on the surrounding land uses; therefore, recommends approval.

Design Reviews #1 & #2

The additional area added to the mini-warehouse facility takes access through the existing project entrance located along Manhattan Road, and no additional commercial driveways are proposed with this plan. The additional development to the project site will result in the improvement to the north half of Oleta Avenue, including street landscaping, an attached sidewalk, and paving, benefiting the residential property owners to the south and southwest. The proposed buildings comply with Urban Specific Policy 19, which states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the height of the mini-warehouse buildings, due to the single family residential development located to the south, across Oleta Avenue. Therefore, staff can support these requests.

Waiver of Development Standards #3 & Design Review #3

The applicant has indicated the lighting fixtures within the street landscape area along Oleta Avenue will include shields, providing mitigation for any potential impact on the single family residential development to the south. Staff is aware the lighting will not only enhance the proposed landscaping, but will also provide security for the project site. However, staff is concerned the proposed lighting could potentially become a nuisance for the residential property owners to the south of the site, immediately adjacent to Oleta Avenue. Therefore, staff recommends denial of these requests.

Public Works - Development Review

Design Review #4

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and design reviews #1, #2, and #4; denial of waiver of development standards #3 and design review #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: J. CRAIGMANN

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