

06/07/22 PC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

NELLIS BLVD/MONROE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0212-TOP GUN IRREVOCABLE BUSINESS TRUST:**

**WAIVER OF DEVELOPMENT STANDARDS:** for reduced driveway throat depth.

**DESIGN REVIEW** for a proposed mini-warehouse facility on 3.0 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-28-110-010 through 140-28-110-012

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the proposed driveway throat depth to 9 feet 1 inch adjacent to Monroe Avenue where 25 feet is the minimum required per Clark County Uniform Standard Drawing 222.1 (a 64% decrease).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3
- Project Type: Mini-warehouse
- Number of Stories: 2 (maximum)
- Building Height (feet): 27 feet 8 inches (main building)/9 feet 4 inches (north and east buildings)
- Square Feet: 135,820 (main building)/6,800 (north building)/4,400 (east building)
- Parking Required/Provided: 5/7

### Site Plan

The site plan depicts 3 parcels which will be designed for a proposed mini-warehouse facility. The plans show that the site is located on the northeast corner of Nellis Boulevard and Monroe Avenue. There are 3 mini-warehouse buildings proposed on-site.

The main building (the largest of the 3) is set back 55 feet from the north property line, 80 feet from the east property line, 27 feet 6 inches from the south property line (adjacent to Monroe Avenue), and 23 feet 7 inches from the west property line (adjacent to Nellis Boulevard).

The northern mini-warehouse building is set back 3 feet 6 inches from the north property line (adjacent to C-2 zoned property to the north), 55 feet from the west property line adjacent to Nellis Boulevard), 30 feet from the east property line, and 400 feet from the south property line (Monroe Avenue).

The eastern mini-warehouse building is set back 10 feet from the east property line (R-E zoned property to the east), 27 feet from the north property line, 75 feet from the south property line (adjacent to Monroe Avenue), and 305 feet from the west property line (Nellis Boulevard).

The site plan shows that customers will enter the southeastern driveway adjacent to Monroe Avenue and access 7 parking spaces (where 5 are required per Title 30) immediately to the west (south facing elevation of the main building). Customers can travel northbound within a 20 foot wide minimum drive aisle and head west toward the exit-only gate. The applicant will install a trash enclosure on the northeast corner of the main building, and it will be set back 59 feet 8 inches from the nearest residential use to the east.

### Landscaping

The applicant is proposing landscaping within a 3.5 foot wide landscape planter along the north property line. In addition, a 10 foot wide landscape planter with 24 inch box trees (Smoke Tree – *Cotinus Coggygia*) spaced every 20 feet will also be provided along the east property line. These particular trees will be planted along the east property line since these trees comply with the NV Energy utility line plant list. The plans show that there are 3 existing NV Energy power poles that will not be relocated.

Since there is an existing attached sidewalk along the west property line (Nellis Boulevard), the applicant is providing a 23 foot wide landscape easement where 15 feet is the minimum required per Title 30. Along the south property line an attached sidewalk will be constructed and the applicant will install a landscape planter that is 15 feet wide minimum. Landscaping is also proposed within the required landscape finger islands and adjacent to the entry and exit gate areas.

### Floor Plans

The main mini-warehouse building has an overall area of 135,820 square feet, which includes the storage unit areas, an office, restrooms, an electrical room, and a fire room. The second floor consists of additional storage units. The northern building has an overall area of 4,400 square feet with 22 proposed storage units for rent. The eastern building has an overall area of 6,800 square feet with 34 proposed storage units for rent.

Elevations

The elevation plan depicts the northern and eastern mini-warehouse buildings have an overall height of 9 feet 4 inches. The main mini-warehouse building has an overall height of 27 feet 8 inches. The exterior features of the main building include decorative metal panel, aluminum storefront display windows and door systems. The north and east mini-warehouse buildings also include metal panel and roll-up door systems. The roll-up doors on the east building face into the development, not towards the residential development to the east.

Signage

Signage is not a part of this request.

Applicant’s Justification

Per the applicant’s justification letter, mini-warehouse facilities are a permitted use in a C-2 zoned district. In addition, the use is appropriate for the following reasons: the property is on Nellis Boulevard, a 100 foot arterial street, designed to accommodate commercial traffic; mini-warehouse uses provide an ideal buffer or transitional use between Nellis Boulevard and the residential homes to the east; and there are other storage facilities along Nellis Boulevard. Overall, the property’s design plan complies with the majority of the Title 30 development standards. In particular, the applicant is complying with all landscaping requirements, setback requirements, and parking requirements. Mini-warehouse facilities bring minimal traffic and noise; therefore, the current request is compatible with the surrounding uses. The applicant is requesting a waiver to allow a 9 foot 1 inch throat depth on the driveway from Monroe Avenue in order to propose the 18 foot long parking stalls adjacent to the south side of the building and provide a 24 foot wide drive aisle. A 9 foot 1 inch throat depth is the maximum achievable distance for the throat depth in this area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0888-08	Retail center and restaurant with a drive-thru, reduced landscaping, allowed commercial access to a local street, and drive-thru talk boxes to face adjacent residences – expired	Approved by PC	November 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Vehicle sales
South	Corridor Mixed-Use	C-2	Vehicle repair
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residentials
West	City of Las Vegas	C-2	Mini-warehouse

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waiver 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.

#### Design Review

Staff finds the design to be appropriate for the subject parcels and the surrounding commercial parcels to the north and south. Although there are existing residences to the east, the applicant designed the site to be conscientious of meeting Title 30 development standards such as meeting the required setbacks, appropriate landscaping, and on-site circulation. For example, the proposed mini-warehouse building along the east property line meets the appropriate setback of 10 feet, and will be visually screened with 24 inch box trees spaced every 20 feet. In addition, the eastern mini-warehouse building is only 9 feet 4 inches high, which should not be visually obtrusive to the neighboring residences since the residences to the east are taller than 9 feet or the neighboring parcels are still undeveloped. Staff is in support of the proposed design review.

### **Public Works – Development Review**

#### Waiver of Development Standards

The applicant worked with Public Works on the design of the parking lot to ensure that the provided throat depth is adequate.

### **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:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**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 #0157-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval (coordinate height of east wall adjacent to APN 140-28-110-013).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MATT MCAULEY

**CONTACT:** MATT MCAULEY, KIMLEY-HORN, 6671 S. LAS VEGAS BLVD, SUITE 320, LAS VEGAS, NV 89148