

MINI-WAREHOUSE
(TITLE 30)

UPDATE
DECATUR BLVD/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0669-FT SOUTH DECATUR, LLC:

HOLDOVER USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.

DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-19-411-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the required landscape strip behind an attached sidewalk to 5 feet where 15 feet is required per Section 30.64.030 (a 67% reduction).
b. Eliminate the required trees along the street where 1 large tree per 30 linear feet is required per Section 30.64.030 (a 100% reduction).
2. Reduce the commercial driveway approach radius to 15 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Allow existing pan driveway to remain where a commercial curb return driveway is required per Section 30.52.030.

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 4680 S. Decatur Boulevard
- Site Acreage: 2 (portion)
- Project Type: Mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage

- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 35,057
- Parking Required/Provided: 57/74

Site Plans

The plans depict an existing bar on the northwest portion of the site with plans to build a 2 story mini-warehouse in a reverse L shape around the bar. The applicant plans to subdivide this parcel at a future date and will include cross access and shared parking. A 35 foot 6 inch driveway is located in front of the storage spaces. Customers will access the building via electronic keypad and there will not be a leasing office or employees on-site. There are 23 indoor spaces reserved for off-highway vehicle, recreational vehicle, and watercraft storage spaces. Access to the site is from Decatur Boulevard with a proposed new driveway dedicated for the mini-warehouse and the existing driveway remains for access to the bar. The trash enclosure is located in the northeast corner of the site.

Landscaping

Currently, there is some existing landscaping located along all sides of the parking lot (which will be removed with the construction of the mini-warehouse) with little to no landscaping along Decatur Boulevard. The plans depict new landscaping shown around the proposed building and trash enclosure. The applicant is proposing groundcover within a 5 foot landscape area behind an attached sidewalk along Decatur Boulevard, where the landscape area must be 15 feet, and include trees. The existing parking lot does not have any landscape islands or landscaping, and the project does not require landscaping within the parking lot. The landscape legend identifies plantings consisting of Mexican Fan palm trees, shrubs, and groundcover.

Elevations

The plans depict a 40 foot high, 2 story mini-warehouse building with a flat roof with metal panel, aluminum glazing, stone veneer, roll-up doors, and glazed storefront windows on the northern and western elevations.

Floor Plans

The plans depict a 35,057 square foot mini-warehouse with the first floor dedicated for the storage of off-highway and recreational vehicle and watercraft storage. These units measure 15 feet by 50 feet. The second floor is for self-storage units commonly associated with a mini-warehouse and measure in various sizes to meet customer needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will provide a service to those customers needing self-storage. The applicant states the owners will later subdivide this parcel into 2 parcels and share parking and cross access. In addition, the proposed landscaping is consistent with the existing landscaping.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Commercial & retail
East	Corridor Mixed-Use	M-1	Warehouse
West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-T	Manufactured home park & public park

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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 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 uses are consistent and compatible with existing and planned land uses in this area. The project will provide additional services and amenities to the area, which has residential uses across from Decatur Boulevard. The proposed use permit supports Policy 5.5.3 of the Master Plan, to encourage the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. The properties directly adjacent to the applicant's property are planned, zoned, and developed with existing non-residential uses and are separated from those areas currently residential uses. Staff does not anticipate any adverse impacts from the proposed use, especially considering the storage of the vehicles is indoors; therefore, staff supports this request.

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

Along Decatur Boulevard there are existing attached sidewalks on both sides of the street in this immediate neighborhood. Staff typically does not support requests to reduce street landscaping requirements. However, since the 5 foot landscape area is consistent with the existing landscaping along Decatur Boulevard, including on the same property, staff can support the reduction. However, staff believes planting small trees will contribute to reducing the heat island effect and recommends as such.

Staff can support the applicants request to keep the existing landscaping along the north side Decatur Boulevard. The existing landscape area is consistent with the existing landscaping along Decatur Boulevard, including on the adjacent properties. Staff feels this request to keep existing landscaping will have minimal impact to the immediate area.

Design Review

Varying rooflines and contrasting colors have been utilized to break-up the mass on portions of the mini-warehouse facility. The mini-warehouse consists of a contemporary design featuring architectural enhancements, detailing, and roofline elements and is compatible with the surrounding commercial development. However, staff is recommending denial of waivers of development standards #2 and #3; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reduced radius for the ingress side of the southern driveway. Decatur Boulevard sees high volumes of traffic and the reduced radius will not allow a smooth transition to the site, increasing the potential for collisions.

Waiver of Development Standards #3

Staff cannot support the request to allow the middle and northern pan driveways on Decatur Boulevard to remain. Decatur Boulevard sees high volumes of traffic and pan driveways require vehicles to nearly come to a complete stop to negotiate a turn into the site, whereas commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site. Staff recommends that the southern and middle driveways be closed and a new commercial curb return driveway to be constructed at the proposed property line. Staff also recommends that the northern driveway be closed or reconstructed as a commercial curb return.

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 30.48.120 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 #1; denial of waivers of development standards #2 and #3, and design review.

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:

- Plant 2 small trees along Decatur Boulevard;

- 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;
- Grant any necessary easements;
- Reconstruct driveways as ADA compliant pan driveways per Uniform Standard Drawing 224.
- Applicant is advised that off-site improvement permits may be required.

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 30.48 Part B 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; 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

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 #0225-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (remove planting of trees along Decatur Boulevard; remove 3 parking slots or island along Decatur Boulevard).

APPROVALS:

PROTESTS: 1 card

PLANNING COMMISSION ACTION: February 21, 2023 – HELD – To 03/07/23 – per the Planning Commission.

PLANNING COMMISSION ACTION: March 7, 2023 – HELD – To 03/21/23 – per the Planning Commission.

APPLICANT: NDL GROUP, INC.

CONTACT: LAURIE HRNCIAR, NDL GROUP, INC., 3830 S. JONES BLVD., LAS VEGAS, NV 89103