

MINI-WAREHOUSE FACILITY
(TITLE 30)

BACKSTAGE BLVD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow access to a local street; **3)** allow non-standard improvements in the right-of-way; and **4)** reduce driveway distances from the intersection.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow perimeter wall height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 34% increase).
2. Allow access to a local street (Raymert Drive) where access to a local street is not permitted per Table 30.56-2.
3. Allow non-standard street improvements in the right-of-way (landscaping) where not allowed per Section 30.52.050.
4. Reduce the departure distance from an intersection to a driveway along Raymert Drive to 97 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 49% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Mini-warehouse facility
- Number of Stories: 3

- Building Height (feet): 35
- Square Feet: 104,826
- Parking Required/Provided: 5/5

Site Plan

The plan depicts a mini-warehouse building centrally located on a 1.5 acre site. The facility will have a total of 860 storage units between 3 levels. Primary access to the site is from Raymert Drive to the south which is considered a local street. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office. Five parking spaces are located to the west of the office.

Landscaping

The plans depict 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. More specifically, this site will provide standard detached sidewalks along Desert Inn Road and Raymert Drive, as well as a meandering path along Backstage Boulevard to provide additional appeal to the development. An 8 foot CMU security wall will be provided adjacent to the neighboring properties within the extents of the gated portion of the property. A 6 foot wrought iron fence will provide a security buffer at the property line outside the gated area.

Elevations

The mini-warehouse is a 3 story building with a maximum height of 35 feet. The proposed building has unified and consistent modern architecture with different surface planes and slight building height variations. The materials include EIFS concrete panel walls, decorative panels, and corrugated metal accents with varying color schemes.

Floor Plan

The proposed mini-warehouse building has a total area of 104,826 square feet. There are 860 storage units that range between 25 square feet and 300 square feet in area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the office hours are estimated to be 9:00 a.m. to 6:00 p.m., with gate access from 6:00 a.m. to 9:00 p.m. This facility will be of similar nature to other facilities in the valley and will be secured and monitored 24/7 and contribute very little in terms of noise or traffic disturbance to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0760-07	Reclassified this site to C-1 zoning for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-1	Undeveloped
South	Corridor Mixed-Use	C-P	Outside storage
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	C-1	Retail center, vehicle sales, & undeveloped

Related Applications

Application Number	Request
VS-23-0103	A vacation and abandonment to vacate portions of right-of-way 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

Comprehensive Planning

Use Permit & Design Review

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.

Mini-warehouse facilities have been known to be quiet neighbors and not generate much traffic. In this case, the mini-warehouse facility is located adjacent to an arterial street (Desert Inn Road) and the parcels to the west are developed with commercial uses. The proposed facility should not impact the surrounding area. A 15 foot wide landscape buffer is provided along the perimeter street frontages. The request complies with the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses.

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

Staff has no issue with the increase in wall height as it would provide additional security for the facility; therefore, staff can support this request.

Waiver of Development Standards #2

Staff has no objection to permitting access to the local street, Raymert Drive. The proposed driveway location was selected due to the context of traffic patterns and frontage, and while there is an existing parcel zoned R-1, it is not currently being used for single family use. Lastly, the size of the street (dead-ending into US Hwy 95) and low traffic count for a storage facility also makes the likelihood of conflict extremely low; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4

Staff has no objection to reducing the driveway departure distance for the Raymert Drive. The applicant has placed the driveway as far west as the site will allow.

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:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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

- Coordinate with Public Works on the design of Backstage Boulevard;
- Drainage study and compliance;
- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 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 #0442-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KURT WALDEN

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