

UPDATE

RV STORAGE AND MINI-WAREHOUSE
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0179-RAWHIDE HOLDINGS, LLC:

ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility.

Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-28-401-009; 161-28-301-006; 161-28-401-013

LAND USE PLAN:

WHITNEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.2
- Project Type: Proposed mini-warehouse and covered recreational vehicle (RV) and boat storage facility
- Number of Stories: 1
- Building Height (feet): Up to 18.5
- Parking Required/Provided: 17/17

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on December 14, 2020 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Four attendees were present at the virtual (Zoom) meeting for this item. The attendees had questions about access to the site via Rawhide Street, turning movements onto Nellis Boulevard, and landscaping adjacent to US 95. According to the applicant, the consensus was supportive of the project and happy to see in-fill development.

Site Plans

The submitted plans depict a mini-warehouse and covered recreational vehicle (RV) and boat storage facility located on a 21.2 acre site. More specifically, the complex consists of 6 cluster storage buildings and a leasing office near the northerly portion of the project, 6 storage buildings placed along the southerly portion of the project, and both open-air and covered RV and boat storage in the middle of the site. Access to the site is from 1 driveway via Rawhide Street to the west and will terminate as a cul-de-sac within the project site. Also, a 35 foot private access easement is proposed to extend from the main entrance to Nevada Energy's property located directly to the east in lieu of a right-of-way. The buildings are set back a minimum of 20 feet from the perimeter of the development. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office, which is located near the northwest corner of the site. A total of 17 parking spaces are provided where a minimum of 17 spaces are required. The drive aisles serving the facility have a minimum width of 27 feet.

Landscaping and Screening

The plans depict a 10 foot wide landscape area along Rawhide Street and a 10 foot wide landscape area is shown along the remaining perimeter property lines. A double row of trees will be planted along the perimeter of the property and are shown 20 feet on center. A 6 foot high decorative CMU block wall per Figure 30.64-4 will be installed along the freeway. The remaining property lines will consist of existing CMU walls and fencing.

Elevations

The plans depict the enclosed storage buildings will have a height of approximately 12 feet while the open-air covered RV and boat storage structures are shown at 18 feet high. The leasing office is shown at 18.5 feet in height. The building materials consist of decorative metal panel walls with a flat metal roof. The covered RV and boat storage structures consist of metal columns with a flat metal roof. The overhead roll-up doors for the facility are located interior to the project site and do not face any existing development.

Floor Plans

The leasing office and manager's quarters have an area of 1,284 square feet which consists of a sales office, living room, bedroom, kitchen, and bathrooms. There are 260 storage units that range between 150 square feet and 480 square feet in area; the enclosed RV and boat structure has 24 units; and the covered RV and boat structures will have 146 spaces available.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is predominately zoned M-D and the proposed facility is a compatible use with the existing and planned land uses in this area. Additionally, to the east there is property that is zoned M-2 and to the north a drainage channel separates this project from the existing single family development. Finally, the applicant indicates the self-storage use is quiet and a low traffic generator that will have minimal impact on the surrounding public facilities, services, and roads.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	Two proposed off-premises signs	Approved by BCC	February 2003
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Residential Medium (3 du/ac to 14 du/ac) & Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & repair facility
East	Heavy Industrial	M-1 & M-2	Nevada power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

*Immediately to the north is the Duck Creek Flood Control Channel & immediately to the south is US 95.

Related Applications

Application Number	Request
TM-21-500043	Tentative map for a commercial subdivision is a companion item on this agenda.
VS-21-0180	A vacation and abandonment of easements and rights-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**Current Planning**Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the*

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

While the land to the north and west are developed with single and multiple family residential developments and subject site has a planned land use designation of Residential Urban Center, approximately 16 acres of the project site is currently zoned M-D (Designed Manufacturing). Additionally, the parcels to the northeast have a planned land use designation of Business and Design/Research Park and the parcels to the east have a planned land use designation of Heavy Industrial. The parcels to the east are also zoned M-1 (Light Manufacturing) and M-2 (Industrial). Although there have been no changes in laws, policies, trends or facts since the last amendment to the Whitney Land Use Plan, the circumstances surrounding the property make the proposed nonconforming zone boundary amendment to an M-D zone for a use that supports the residential developments to the north and west of the subject site appropriate.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The proposed use of this site will have limited impacts for noise, lighting, and traffic than other uses. To the east of this site is property that is zoned M-2, to the south is US 95, and to the north a drainage channel separates this project from the existing single family development. Therefore, staff finds the intensity and use of the proposed development is compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The project conforms in part to Goal 1 of the Comprehensive Master Plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. The request also conforms to Community Districts Policy 8 of the Comprehensive Master Plan, which encourages the implementation of in-fill development where existing land use patterns are considered underutilized and are subject to revitalization while providing mixed-use development. Therefore, staff finds that the request conforms to other goals and policies.

Summary

Zone Change & Design Review

The intensity of the proposed project is compatible with existing, approved, and planned land uses in the surrounding area. There is no indication of this project having a substantial adverse effect on public facilities and services in the area. The design of the facility complies with all Title 30 standards, including most County goals and policies. Based on the criteria listed above,

staff finds the applicant has satisfied the requirements for a compelling justification to warrant approval of the zone change and design review.

Staff Recommendation

Approval. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: June 1, 2021 – APPROVED – Vote: Unanimous

Current Planning

- Resolution of Intent to complete in 4 years;
- 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; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS: 1 card

APPLICANT: MARIANNA HUNNICUTT

CONTACT: MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119