



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 17

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: **SUP-72-2021 ANN ROAD STORAGE (Public Hearing).** Applicant: Pacific Storage Vegas 1 LLC. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Mini-Warehousing Establishment with Outdoor RV Parking. Location: Generally located 370 feet Southeast of the Southeast Corner of Decatur Boulevard and Ann Road. (APN 124-31-101-007). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a previously approved special use permit that allows a mini-storage facility, approximately located at the southeast corner of Ann Road and Decatur Boulevard. The applicant is proposing approximately 80,575 square feet of storage within six (6) buildings. The applicant is also proposing RV Parking on the site. The site is an approximate 5.42 acre parcel located southeast of Ann Road and Decatur Boulevard. The site has a zoning designation of C-2, General Commercial and a Comprehensive Master Plan land use of Community Commercial.

BACKGROUND INFORMATION: .

Previous Action
On December 8, 2021, Planning Commission approved a special use permit (SUP-72-21) to allow a mini-warehousing establishment with outdoor RV parking.
On November 8, 2017, Planning Commission approved a special use permit (UN-52-17) to allow a an automobile, boat, and RV storage facility on the site.
On November 8, 2017, Planning Commission approved a variance (VN-05-17) to allow a 10-foot setback adjacent to a residential district where 30-feet is required.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Community Commercial	C-2, General Commercial District	Commercial Uses
South	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
East	Community Commercial	C-2, General Commercial District	Mini-Storage Facility
West	Community Commercial	C-2, General Commercial District	Commercial Uses

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval for an extension of time on a previously approved special use permit to allow a mini storage facility located southeast of Ann Road and Decatur Boulevard. The proposed hours of operation for the facility are Monday thru Friday from 9:30 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 5:30 p.m. The applicant is proposing to develop six (6) buildings: four (4) one-story buildings are located around the perimeter of the site: Building A is 10,900 square feet; Building B is 9,975 square feet; Building C is 7,950 square feet; and Building D is 5,750 square feet. The two (2) two-story buildings are interior to the site, Building E is 45,400 square feet and Building

F is 46,000 square feet. The applicant is also proposing a separate 980 square foot office located at the entrance of the site attached to Building A and eighty-one (81) RV parking spaces at the rear of the site. The rental unit sizes range from 5'x5' to a maximum of 14'X30'.

The mini storage facility is part of a larger commercial development. The proposed mini storage will be accessed thru the existing commercial development. The main access to the site is from three (3) access drives located from Ann Road and two (2) access drives from Decatur Boulevard. The site plan also shows emergency access to the site from an access located south of Building D.

The applicant has provided a thirty (30) foot setback from the residential to the south. The applicant did not provide a landscape plan; however, the applicant will be required to provide twenty (20) feet of landscaping adjacent to the residential to the south. The landscaping will be reviewed at the time of the building permit process.

Parking is calculated for mini warehousing as one (1) space for every fifty (50) units plus five (5) customer spaces and two (2) spaces for an on-site manager. The applicant has proposed 990 units and will require a total of twenty-six (26) parking spaces per code. The current site has approximately forty (40) parking spaces and is in compliance with the parking requirements.

The applicant has provided elevations of the proposed mini-storage facility that show a proposed building height of fifty-three (53) feet. This is in compliance with the maximum allowable height of sixty (60) feet within the C-2, General Commercial District. The applicant is providing a stucco building painted gray with reflective white and green panels as accents and a green accent band along the top of the building. The applicant did not provide an elevation for the trash enclosure, the trash enclosure will need to be the same colors and materials as the principal buildings. The applicant is required to provide a decorative masonry wall around the proposed outside storage units, which will be reviewed with the building permit for the mini-warehouse facility. The architecture and colors appear to be in compliance with the commercial design standards.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2, General Commercial District zoning designation, Comprehensive Plan, and should be compatible with the adjacent uses. Staff is recommending approval of the proposed use subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map