



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 11

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Sharianne Dotson, Principal 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: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting a second extension of time for a previously approved special use permit for a proposed mini-storage facility, approximately located at the southeast corner of Ann Road and Decatur Boulevard. The applicant is proposing approximately 127,854 square feet of storage and office space within five (5) buildings. The applicant is also proposing 81 on site RV parking spaces. The site is an approximate 5.42 acre parcel located generally 370 feet southeast of the Southeast corner of Decatur Boulevard and Ann Road. 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 13, 2023, Planning Commission approved an extension of time for a special use permit (SUP-72-21) to allow a mini-warehousing establishment with outdoor RV parking.
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 an automobile, boat, and RV storage facility on the site.

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:	See Attached Memorandum
Police:	No Comment.
Fire:	See Attached Memorandum.
Clark County School District:	No Comment.
Clark County Department of Aviation:	See Attached Memorandum.

ANALYSIS

The applicant is requesting Planning Commission approval for a second extension of time on a previously approved special use permit to allow a mini-warehousing facility. The site is located generally 370 feet southeast of the Southeast corner of Decatur Boulevard and Ann Road on a 5.42 acre parcel. The applicant is proposing to develop a 127,854 square foot mini storage facility with 81 RV parking spaces located at the rear of the site. Access to the proposed mini warehouse will be provided from Ann Road through the existing commercial center. A secondary fire access will be established between buildings "A" and "C" on to Decatur Boulevard.

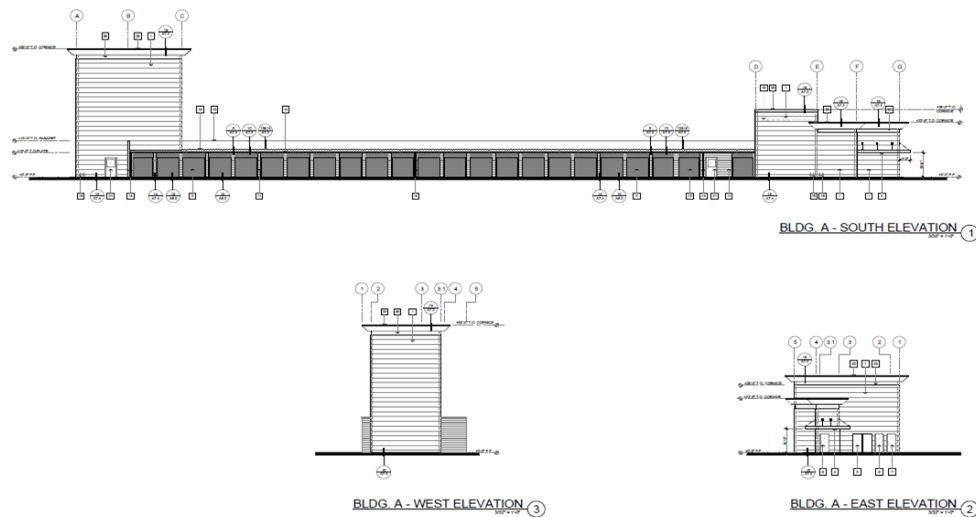
This site was originally part of an 18-acre commercial development with a zoning designation of C-2, General Commercial District to be developed in two (2) phases. The development of the Ann & Decatur Commercial Center occurred over time with construction occurring between 2002 and 2019. The existing uses within the center consist of retail, auto service, fast food, a day care, dog grooming and another mini storage facility. On the adjacent parcel located to the east is an existing mini warehouse facility with a caretaker residence and RV parking (UN-23-04). In addition, the proposed special use permit has been extended before and this would be the third time this permit has appeared before the Planning Commission. The special use permit for a mini storage with RV parking was originally approved on December 8, 2021. The development does not seem to be eminent and approval is not warranted. Completion of the commercial center with commercial uses would be the only appropriate development at this location. Staff is recommending denial of the extension of time on a previously approved special use permit to allow a mini-warehousing facility (SUP-72-2021).

The mini warehouse units will be enclosed by a gate and distributed between five (5) buildings. Three one-story buildings designated as Buildings A, B and C, will encompass the perimeter of the site. Building A is 10,103 square feet; Building B is 20,342 square feet; Building C is 5,875 square feet. The two (2) two-story buildings, Buildings D and E are interior to the site. Building D is 45,632 square feet and Building E is 45,902 square feet. Additionally, a 1,310 square foot office space will be located within Building A at the site's entrance.

According to the letter of intent the rental unit sizes will range from 5'x5' to a maximum of 10'X35'. The proposed hours of operation for the facility would be Monday thru Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 10:00 a.m. to 4:00 p.m.

An existing 90-foot monopine telecommunication tower is located at the northwest corner of the parcel. The cell tower was constructed in 2018 (permit #163179) and is enclosed with a block wall surrounding the tower site.

The applicant has provided elevations of the proposed mini warehouse facility indicating a proposed building height of fifty-three (53) feet. This height complies with the maximum allowable height of sixty-feet within the C-2, General Commercial District. The elevations provided indicate the building as a decorative CMU block structure with metal accents and a stucco band at the roofline, below the parapet. In addition, a storefront is included with windows and a metal canopy over the front doors. The storage units will have metal roll up doors. The colors were not provided, however, they would be required to meet the commercial design standards of earth tone, warm pastel or neutral colors indigenous to the Las Vegas Valley and its surrounds, or from the southwest region. This can be addressed during the building permit process.



The site plan indicates one (1) trash enclosure located as part of building “A”. 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 comply with the commercial design standards.

The applicant has not submitted any landscaping plans for onsite landscaping requirements. The required landscaping is six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building.

The applicant has provided a thirty (30) foot setback from the residential to the south. Of this thirty (30) foot setback area, twenty (20) feet is required to be a landscape buffer. All areas to be landscaped should provide 50% ground coverage within two years of planting to comply with the municipal code. Minor adjustments may be needed during building permit process to ensure that proper foundational landscaping and parking lot landscaping is installed.

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 966 units that will require 22 parking spaces per code. The current site plans has approximately 19 parking spaces and is not in compliance with the parking requirements. The site will need an additional three (3) parking spaces to be in compliance. The request for additional parking is minor and can be addressed at the building permit process.

The Public Works Department has reviewed the application and has no objection to the requested extension of time, subject to the original conditions of approval in SUP-72-2021.

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;
 - The proposed mini-warehousing establishment with outdoor RV parking complies with the Title 17 codes for design standards. However, the use is intense and can also be considered as a light industrial use and therefore is not consistent with the intent for the Community Commercial Comprehensive Master Plan.
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;
 - The purpose of the C-2, General Commercial District is to provide for the development of intense retail and services that will serve as a major community core. A mini-warehousing establishment is providing a storage space, however, not the intent of goods and services for the surrounding neighborhoods. This is not a use that is consistent with the intent for the established commercial center.
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);
 - The proposed mini-warehousing establishment use and building design is not compatible with the existing uses within the established commercial center and adjacent neighborhood. The applicant is proposing to construct a 1-story CMU block building approximately 30-feet away from a residential neighborhood.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - The potential for a significant adverse impact anticipated from this use would be the loss of future commercial uses at this location, which affects the surrounding neighborhoods. The site is located on a parcel within an established commercial center and is removing the potential for additional retail shops, or goods and services to be established on this parcel.

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.
 - The proposed mini-warehousing establishment with outdoor RV parking should not have a negative impact on any existing facilities and services.

Based on the above information, Staff feels there is a sufficient amount of storage within the area. Staff is recommending denial of the applicant's request for a second extension of time on a previously approved special use permit to allow a mini-warehousing facility, however, if the Planning Commission decides to approve the proposed special use permit. Staff recommends the following conditions.

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.
2. The required twenty (20) feet landscape buffer area at the south property line shall provide 50% ground coverage within two years of planting to comply with the municipal code.
3. The applicant shall provide the required landscaping; six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building.
4. The applicant shall provide the required 22 parking spaces

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Memorandum
Revised Letter of Intent
Site Plan
Building Elevations
Floor Plans
Clark County Assessor's Map
Location and Zoning Map