



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 9

TO: Planning Commission

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

SUBJECT: SUP-35-2021 SIMMONS SELF STORAGE (Public Hearing). Applicant: Bradley Willard. Request: An Extension of Time for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a Mini-Warehousing Establishment. Location: Southeast Corner of Simmons Street and El Campo Grande Avenue. (APN 124-29-801-001) Ward 3. (For Possible Action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a special use permit to allow a mini-warehousing establishment located on 1.93 acres at the southeast corner of Simmons Street and El Campo Grande Avenue. The subject site has a zoning designation of C-1, Neighborhood Commercial and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
On October 11, 2023 Planning Commission approved an Extension of Time for a Special Use Permit (SUP-35-2021) to allow a Mini-Warehousing Establishment.
City Council approved Ordinance No. 3086 (ZN-15-2021) on August 18, 2021, to reclassify from C-P, Professional Office Commercial District to C-1, Neighborhood Commercial District.
City Council approved on August 18, 2021, (AMP-10-2021) an amendment to the Comprehensive Master Plan Land Use Map from Employment to Neighborhood Commercial.
On July 19, 2021 Planning Commission approved a Special Use Permit (SUP-35-2021) to allow a Mini-Warehousing Establishment.
On May 3, 2021, there was a Task Force (TF-08-2021) meeting was held for a property reclassification from C-P, Professional Office District to C-1, Neighborhood Commercial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment (Proposed Neighborhood Commercial)	C-P, Professional Office Commercial District (Proposed C-1, Neighborhood Commercial District)	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density	Existing Single-Family
South	Employment	C-P, Professional Office Commercial District	Daycare Facility
East	Single-Family Low	R-E, Ranch Estates District	Catholic Church
West	Single-Family Medium	PUD, Planned Unit Development	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
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 of a special use permit to allow a mini-warehousing establishment. The site is located on 1.93 acres within the C-1, Neighborhood Commercial District at the southeast corner of Simmons Street and El Campo Grande Avenue.

This would be the applicant's second extension of time. The original SUP was approved at the July 19th 2021 planning commission meeting and the first extension of time was

The site plan appears to have not changed since the first extension of time. During the first extension of time the applicant proposed to develop a larger building than the original approved special use permit changing the originally approved 72,100 square feet of mini-warehousing space to 79,235 square feet of mini-warehousing space. In addition, the ten (10) covered recreational vehicle parking spaces along the southern property line have been removed and will not be constructed. The proposed site plan contains 678 units within two (2) buildings versus 493 units within three (3) buildings. Building "A" is three-story and is 76,235 square feet in size and building "B" is one-story and 3,000 square feet.

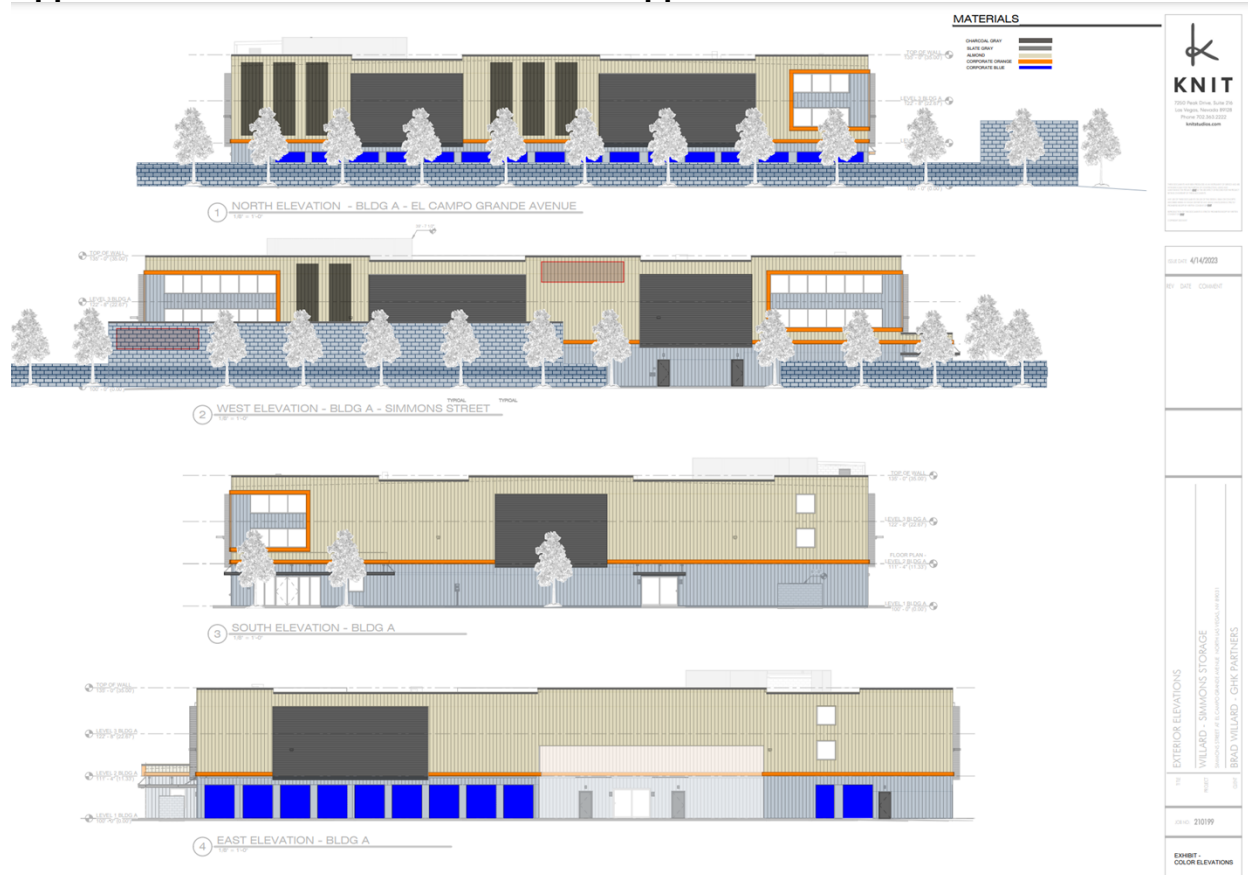
[illegible]

Access to the site will be from one (1) driveway on Simmons Street with an emergency access driveway onto El Campo Grande Avenue. The required perimeter landscaping along Simmons Street and El Campo Grande Avenue is fifteen (15) feet including the five (5) foot sidewalk. A landscape plan was not submitted with the application; however, a

landscape plan was submitted with the building permit (BUILD-016536-2022) and has been reviewed and approved by the Planning and Zoning staff.

The applicant provided building elevations of the proposed mini-warehousing establishment. These elevations have not changed since the first extension of time. The proposed building elevations were submitted with building permit (BUILD-016536-2022) and have been reviewed and approved by the Planning and Zoning staff. Elevations for the proposed trash enclosure were submitted with the building permit (BUILD-016536-2022) and have been reviewed and approved by the Planning and Zoning staff. The applicant did not provide an elevation for the proposed eight (8) foot wall surrounding the site. The block wall is required be decorative split block with a color to match the site. The design for the block wall will be reviewed with the wall permit as part of the building permit process.

Applicants Elevation submitted with the application:



Parking for mini warehousing is one (1) space for every fifty (50) units plus five (5) customer spaces and two (2) spaces for the day manager. The applicant has proposed 678 units requiring 14 parking spaces. In addition to the required five (5) customer parking spaces and the two (2) on-site caretaker parking spaces; for a total of 21 parking spaces to be provided. The site plan is proposing 21 parking spaces as required. The required

bicycle parking for the customer area is one (1) parking space for the mini-warehousing establishment. The required bicycle parking is not shown on the site plan; however, an updated site plan was submitted with the building permit (BUILD-016536-2022) and shows the required bicycle parking spaces. The parking shown on the site plan appears to match what was proposed under the first extension of time.

Staff has no objections to the proposed modifications and extension of time of the existing special use permit for a mini-warehousing establishment. The proposed use is consistent with the C-1, Neighborhood Commercial District designation and the Neighborhood Commercial land use designation. The proposed use is compatible with the surrounding neighborhood including the religious institution and the daycare facility that are next to the site. Staff recommends approval 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.

2. The required block wall for screening shall be decorative split block with a color to match the site.
3. Applicant shall provide the required 21 parking spaces and one (1) required bicycle parking space.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. 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.
7. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100
 - a. W. El Campo Grande Avenue (sidewalk)
 - b. Simmons Street (sidewalk)

ATTACHMENTS:

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