



# Planning Commission Agenda Item

Date: July 12, 2023

Item No: 9

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP Director Land Development &  
Community Services  
Prepared By: Sharianne Dotson, Planner

**SUBJECT: SUP-36-2023 MINI STORAGE (Public Hearing).** Applicant: GK DEVELOPMENT, INC. Request: A special use permit in a C-2 (General Commercial District) to allow a mini-warehousing establishment. Location: On Carey Avenue ½ mile east of Rancho Drive. (APN 139-19-510-002) Ward 2. (For Possible Action)

## RECOMMENDATION: APPROVE WITH CONDITIONS

### PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a mini-warehousing establishment. The site is 2.43 acres located on Carey Avenue ½ mile east of Rancho Drive within the Wal-Mart commercial center. The applicant is proposing to construct a total of 81,173 square feet of self-storage consisting of 808 units within three (3) separate buildings. The subject site has a zoning designation of C-2, General Commercial District and the Comprehensive Master Plan Land Use designation is Community Commercial.

### BACKGROUND INFORMATION:

Previous Action
On June 22, 2006 the Department of Planning and Zoning administratively approved a Unified Sign Plan (USP-09-06) to allow a two (2) freestanding Pylon signs, one (1) secondary pylon sign and five (5) monument signs for the commercial development (Station Plaza).

### RELATED APPLICATIONS:

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Community Commercial	C-2, General Commercial District	Undeveloped Pad (Station Plaza)
<b>North</b>	Public / Semi-Public	M-2, General Industrial District	North Las Vegas Airport
<b>South</b>	Community Commercial	C-2, General Commercial District	Existing Commercial Complex (Station Plaza)
<b>East</b>	Community Commercial	M-2, General Industrial District	Undeveloped
<b>West</b>	Community Commercial	C-2, General Commercial District	Existing Commercial Complex (Station Plaza)

**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:	See attached memorandum.
Economic Development:	No Comment.

**ANALYSIS:**

The applicant is requesting Planning Commission approval of a special use permit to allow a mini-warehousing establishment. The site is 2.43 acres located on Carey Avenue ½ mile east of Rancho Drive within the Wal-Mart commercial center (Station Plaza). The applicant is proposing to develop an 81,173 square foot self-storage within three (3) separate buildings. The applicant is proposing 808 self-storage units ranging from 5'x 5' to 10'x 30' (19 different sizes) along with office space for day-time staff. Access to the proposed mini-warehousing establishment is from two (2) entrances on Carey Avenue as well as additional entrances from Lake Mead Boulevard through the parking lot of the existing commercial center.

The proposed building elevations submitted for the three (3) separate buildings are generally in compliance with the commercial design standards. The elevations note the color palette will match the existing Wal-Mart center. The first proposed building elevation (A) indicates a 41 foot high 3-story building with stucco on the 2<sup>nd</sup> and 3<sup>rd</sup> story with brick at the first story. There are store front windows on the 2<sup>nd</sup> and 3<sup>rd</sup> story of all four elevation as well as the north, east and west elevations for the first floor. There is an accent metal awning on the 2<sup>nd</sup> story on the south elevation and the first floor over an access door on the west elevation. Metal roll up doors with access doors are along the south elevation for the first floor. The 3-story elevation is missing architecture features to alleviate a box-like or monolithic bulk structure. The building setback for the C-2, General Commercial District is 20 feet. The applicant must maintain the building setback of 20 feet from Carey Avenue.

The second and third buildings (B & C) elevations indicate between a 12 foot high and 14.8 foot high one-story building. Building (B) is stucco with metal roll up doors on all four elevations. Building (C) is CMU block with metal roll up doors along the north elevation. The elevations for all three (3) buildings should include a parapet which is required to insure all roof mounted equipment is screened from view of rights-of-way. Some modifications to the elevations to enhance architecture features can be addressed at the building permit review process.

According to the Clark County Department of Aviation the proposed development is near the VGT (North Las Vegas) airport runway and runway protection zone. Due to this proximity the applicant will be required to coordinate with the Clark County Department of Aviation regarding comments from this entity including but not limited to the building height requirements, FAA form 7460-1 "Notice of proposed construction or alteration" and "Determination of No Hazard to Air Navigation".

The proposed site plan indicates the required trash enclosure being provided. However, elevations for the trash enclosure were not submitted. The trash enclosure is required to be the same materials and colors as the primary building, and contain a roof and 6-feet wide landscaped islands are required on both sides of the trash enclosure.

The applicant provided a proposed landscape plan indicating the existing perimeter landscaping along Carey Avenue as 20 foot landscape with a detached five (5) foot sidewalk. The required perimeter landscaping is fifteen (15) feet including a five (5) foot sidewalk adjacent to Carey Avenue. The perimeter landscaping appears to meet the code requirements and will be required to provide a 50% ground coverage within two (2) years of planting.

The proposed landscape plan submitted does indicate some foundation landscaping around buildings "A" and "C". The requirement is six (6) feet foundation landscaping at the entrance of the building and three (3) feet of foundation landscaping where parking spaces are located in front of the building. The site plan indicates onsite landscaping around buildings "A" and "C" and along both sides of the driveway access at the east of

the site from Carey Avenue. However, a portion of this area is existing and according to the landscape plan will be enhanced with new trees and shrubs matching the landscaping to the south of this area.

Additionally, the landscape plan indicates 9 foot wide landscaped islands at the ends of the parking rows except the one now on the east of the site. The requirement for islands at the end of all parking rows within the parking lot is six (6) foot wide. A 6 foot wide landscaped island should be added to this row. Furthermore, there is no foundation landscaping around building "B". These are minor changes and can be addressed at the building permit process.

The required parking spaces for a mini-warehousing are calculated as one (1) space for every fifty (50) units plus five (5) additional customer parking spaces. The customer parking is required to be located on the exterior of the screen wall, however, two (2) spaces for the office manager can be located near the office building. The applicant has proposed 808 self-storage units which require a total of 24 parking spaces including the customer parking. The proposed site plan indicates 22 parking spaces, the remaining parking spaces will be provided by the commercial center. In addition, the required bicycle parking is two (2) parking spaces for the mini warehousing establishment. The required bicycle parking is not shown on the site plan.

Proper screening for a mini-warehousing establishment requires a masonry wall around the perimeter of the storage area and all storage units located behind the screened wall. The proposed site plan indicates are six (6) foot high decorative block wall and two (2) gated entrances at the east and west of the site and is therefore in compliance.

A Unified Sign Plan (USP-09-06) was administratively approved on June 22, 2006 for a master sign plan for Station Plaza (Wal-Mart Center). A unified sign plan (USP) is to establish a specific design and development standards for multitenant and mixed-use developments. The intent is to integrate a project's signs with the design of the structures to achieve a unified architectural statement of the site. The USP approved for the center to allow two (2) freestanding signs, one (1) secondary pylon sign and five (5) monument signs for the commercial development (Station Plaza). However, the five (5) monument signs appear to all be advertising for Wal-Mart. The applicant's site is a freestanding pad and per code each freestanding pad in a commercial development is entitled to one sign. One of the monument signs along Carey Avenue should be repurposed for the mini-warehouse establishment. In addition, the center would be permitted to construct the missing pylon sign (A) on the approved USP site plan.

Staff has no objections to the proposed use of a mini-warehousing establishment. The proposed use is consistent with the zoning designation and Comprehensive Master Plan Land Use. The proposed use should be compatible with the adjacent commercial use and industrial uses. Staff is recommending approval of the proposed use with the listed 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. Applicant shall provide the required (2) bicycle parking stalls.
3. Applicant shall provide a minimum of six (6) foot landscape islands at the ends of all parking rows and three (3) feet of foundation landscaping where parking spaces are located in front of the building.
4. Repurpose one (1) monument sign along Carey Avenue for the mini-warehouse establishment.
5. Applicant shall provide a trash enclosure. The trash enclosure shall use similar materials and color palette as the principal building, have a roof and six (6) feet landscape islands on both sides of the trash enclosure.

***Public Works:***

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
8. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
10. The property owner is required to grant a roadway easement for commercial driveways.
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. 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.
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**ATTACHMENTS:**

Public Works Memorandum  
Clark County Department of Aviation Memorandum  
Letter of Intent  
Site Plan  
Building Elevations  
Floor Plans  
Landscape Plan  
Unified Sign Plan (USP-09-06)  
Clark County Assessor's Map  
Location and Zoning Map