



Planning Commission Agenda Item

Date: September 14,
2022
Item No: 20.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-39-2022 U-HAUL (Public Hearing). Applicant: U-Haul Company of Nevada. Request: A special use permit in a C-2 (General Commercial District) to allow an expansion to an existing mini warehouse facility. Location: 160 West Craig Road. Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-03-601-007)

The applicant is requesting a special use permit to allow an expansion to an existing mini warehouse facility within a C-2, General Commercial District. The proposed expansion is to add an additional 45,578 square foot building for mini warehousing to the site. The current mini warehouse building is located at 160 West Craig Road. The subject site's Comprehensive Master Plan land use designation is Mixed Use Commercial.

BACKGROUND INFORMATION:

Previous Action
On December 7, 1998, City Council upheld Planning Commission decision to approved special use permit (UN-84-98) to allow a mini warehouse and accessory truck rental.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Existing mini warehouse
North	Single Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential
South	Single Family Low	R-CL, Single-Family Compact Lot Residential District	Existing Single-Family Residential
East	Mixed-Use Employment	M-1, Business Park Industrial District	Warehouse / Distribution Center
West	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial; Restaurant and Convenience Food with Gas and Vacant Land

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow an expansion to an existing mini warehouse facility within a C-2, General Commercial District. The proposed expansion adds one additional 45,578 square foot building. The applicant is proposing to store U-Box containers that are approximately 5 x 8 x 8 each in size. The site is located at 160 West Craig Road. The subject site's Comprehensive Master Plan land use designation is Mixed-Use Commercial. Access to the site is from two (2) existing driveways along Craig Road and a proposed drive aisle from North Commerce Street.

The applicant does not own the property along North Commerce Street and does not have a cross-access agreement for the proposed driveway, therefore it must be removed.

The site is approximate 9.22 acres and contains a 39-foot high three-story indoor mini-warehouse building. The existing building is a stucco exterior with brick veneer along the bottom portion and is painted a neutral beige. The architectural features include a green metal awning over the entrance, windows, diamond patterned pop outs as well as painted on the building and an orange painted parapet around the entire roofline. The elevation for the new proposed warehouse elevation is generally in compliance with the commercial design standards and the existing building. The proposed 55-foot high building is mainly constructed of metal insulated panels with brick veneer painted similar to the existing mini warehouse building. The architectural features include a green metal awning over the entrance, windows and roll up metal doors painted green to match the awning. The metal exterior panels will need to be textured to more closely match the stucco finished look to comply with the commercial design standards and painted to match the existing mini warehouse building. This can be addressed at the building permit process.

The site plan indicates 40 existing parking spaces for the mini-warehouse, in addition, there are 24 truck/trailer parking spaces for the existing U-Haul rental of truck and trailers. The applicant is proposing to add 10 parking spaces with this expansion for a total of 74 parking spaces. The expanded use requires 46 customer parking spaces and the site is in compliance with the parking requirements.

There is an existing perimeter landscape area with an attached sidewalk along Craig Road and existing landscape islands in the parking area. No modifications to the existing landscaping is proposed. The perimeter landscaping appears to be in compliance with the design standards and modifications are not required.

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.

Staff has no objections to the proposed mini-warehouse expansion. 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 nearby residential areas. Staff is recommending approval of the proposed use.

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 metal exterior panel shall be textured and painted to match the existing mini-warehouse building.

Public Works:

3. 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.
4. The site plan provided by the applicant shows proposed access from Commerce Street across APN 139-03-610-002. The owner shall provide a copy of a recorded agreement that addresses cross access and paved access to the

Department of Public Works upon submittal of the civil improvement 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 or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. 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

Letter of Intent

Site Plan

Elevations

Assessor's Parcel Map

Location and Zoning Map