



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS (Public Hearing). Applicant: Allay Investments, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Generally the southeast corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-29-513-008)

The applicant is requesting a special use permit to allow a mini-storage establishment located generally at the southeast corner of Centennial Parkway and Simmons Street. The applicant is proposing to construct a 3-story, 86,500 square foot of self-storage building with RV parking on a 3.44 acre parcel. This proposed mini-storage establishment will have 496 storage units and 69 RV/boat parking stalls.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	.
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Neighborhood Commercial	C-1, Neighborhood Commercial District	Commercial Center
South	Neighborhood Commercial and Single Family Low	C-1, Neighborhood Commercial District, and R-1, Single-Family Low Density Residential District	Commercial Center and Single-Family Residential
East	Neighborhood Commercial	C-1, Neighborhood Commercial District	Commercial Center
West	Neighborhood Commercial	C-1, Neighborhood Commercial District	Commercial Center

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.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval of a special use permit to allow a mini warehousing establishment generally located at southeast corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008). The applicant is proposing to develop a 496 units of mini-storage and 69 RV/boat parking stalls. The proposed mini-warehousing establishment is located on a 3.44 acre infill site in the center of an existing commercial center. The existing center was constructed between 2005 and 2007. This remnant parcel, located in the middle of the commercial center, has remained undeveloped for more than 14 years. The current uses in the commercial center include in-line retail, a day care establishment, deferred deposit loan establishment and an auto service establishment.

The proposed mini warehouse establishment will have 496 storage units, ranging in size from 5'x5' to 10'x30'. The applicant is also proposing to have sixty-nine (69) RV spaces (ranging in size from 12' x 25' to 12' x 60') on the site as shown on the site plan. The applicant is not proposing the rental of trucks at this site. Additionally, shown on the site plan is a 4,996 square foot proposed retail building and an existing cell tower that are not part of the special use permit request.

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 the on-site manager. The applicant has proposed 496 units which requires a total of sixteen (16) parking spaces. The current site plan has approximately fifty (50) parking spaces. The additional 34 parking spaces are being provided for the future retail building shown on the site plan and is not part of this request. The parking for the mini storage establishment is in compliance with the parking requirements. The bicycle parking shown on the plan includes both the mini-storage establishment and the future retail building. Required bicycle parking for the future retail building should be relocated within fifty (50) feet of the building entrance. The two required bicycle parking spaces for the mini storage establishment should remain in the current location shown on the site plan.

Access to the existing commercial center is from the existing entry drives connecting to both Centennial Parkway and Simmons Street. The access to the proposed mini storage establishment is provided by a shared access drive. There is a six (6) foot CMU block wall immediately adjacent to the curving access drive along the eastern, western and southern portion of the site. Adding a six (6) foot landscape buffer between the shared access drive and the proposed block wall will increase sight visibility for motorists and pedestrians frequenting the different uses in the commercial center. This modification to the site plan is considered minor and can be addressed at the time of the building permit process.

The applicant did not provide a landscape plan. The proposed establishment is located in the center of the existing commercial site therefore perimeter landscaping is not required. Parking lot landscaping and foundation landscaping are required. The site plan shows foundation landscaping along the north and west sides of the building. Foundation landscaping should be a minimum of 6-feet in width. The planters along the west side of the building will need to be increased to meet the minimum width for the foundation landscaping requirement. This change is considered minor and can be addressed during the building permit process.

The applicant has provided building elevations of the proposed mini-storage establishment. The proposed building elevations show a stucco building painted a light tan with darker tan and taupe accents on all four sides of the thirty-five foot tall building. There are rollup doors along the east elevation of the building. The architecture and colors appear to be in compliance with the commercial design standards but, they do not match the existing buildings within the commercial center. The elevations should be modified to incorporate barrel arches, cornice along the entire roof line, and columns.

The color scheme will also need to be modified to match the colors used in the commercial center.

The applicant did not provide an elevation for the block wall. The block wall should be decorative split block with a color to match the wall along the perimeter of the commercial center. Plain, smooth CMU block is not allowed. The design for the trash enclosure and block wall will be reviewed with the building permit for the mini-warehouse establishment.

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 use. The proposed use is consistent with the zoning designation and Comprehensive Master Plan. The proposed use should be compatible with the adjacent uses within the commercial center 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. Incorporate barrel arches, columns, color scheme and cornice along the entire roof line, to the building façade to coordinate with the existing commercial center.
3. A landscape buffer six (6') feet in width shall be added along the shared access drive when immediately adjacent to the six foot block wall.

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. 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.
7. 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 Elevation
Floor Plans
Clark County Assessor's Map
Location and Zoning Map