

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **SUP-15-2021 MINI-STORAGE @ CENTENNIAL AND SIMMONS**

DATE: May 11, 2021

At the April 14, 2021, Planning Commission meeting this item was continued at the applicant's request.

On May 4th, the applicant submitted revisions to the site plan, building elevations and floor plans. The new site plan reconfigured the shape and location of the mini warehouse building, location of the future retail building (not part of this special use permit request), and added a third building for indoor RV storage.

The applicant is proposing to construct a 3-story, 86,625 square feet including an office area approximately 1,174 square feet in area. This facility is currently designed to have 655 storage units ranging in size from 5'x5' to 10'x30'. The original building was proposed as a 3-story, 86,500 square foot building with 496 storage units, ranging in size from 5'x5' to 10'x30'. Additionally, the applicant is proposing to have fifty-nine (59) covered RV/boat parking spaces (ranging in size from 12' x 20' to 12' x 60') as shown on the revised site plan. The original proposal included sixty-nine (69) covered RV/boat spaces (ranging in size from 12' x 25' to 12' x 60'). The applicant is also proposing an a 7,150 square foot building for indoor storage of nine (9) RV/boats referred to as Building 3.

The applicant is proposing the rental of five (5) trucks at this site. The truck rental parking spaces will be 9'x28' in size and located behind the security gates in the covered RV/boat storage area. Truck rental is an accessory use of the mini storage establishment and the applicant will need to obtain approval for the accessory use of a conditional use permit to have the rental of trucks on site.

The access to the proposed mini storage establishment is provided by a shared access drive within the commercial center. There is a proposed eight (8) foot block wall with a two (2') foot planter located immediately adjacent to the curving access drive along the eastern and southern portion of the subject site. Building 3 with a two (2') foot planter is located adjacent to the access drive along the western portion of the subject site. The letter of intent states that there will be an 18-inch planting area within the two (2') foot planter. This is not sufficient for planting trees and shrubs. Increasing the proposed two (2') foot planter to a six (6) foot landscape planter between the shared access drive and the block

wall/Building 3 will increase sight visibility for motorists and pedestrians frequenting the different uses in the commercial center. The RV storage area and internal drive aisle contain the four extra feet necessary to provide the needed landscape area, therefore, this modification is considered minor and can be addressed at the time of the building permit process.

Parking is calculated for mini warehousing as one (1) space for every fifty (50) units plus five (5) customer spaces. The applicant has proposed 655 units which requires a total of nineteen (19) parking spaces. The current site plan has fifty (51) parking spaces. The additional 32 parking spaces are being provided for the future retail building shown on the site plan and is not part of this request. The five (5) bicycle parking spaces shown on the plan includes four (4) spaces for the mini-storage establishment and one (1) space the future retail building. The parking for the mini storage establishment is in compliance with the parking requirements. There appears to be an unpermitted car washing facility using some of the parking stalls for the subject site. This unpermitted use must be removed from the site.

The applicant did not provide a landscape plan. The foundation landscaping area required for the mini storage building and the future retail building is not adequate. Revising the site plan to incorporate the required foundation landscaping with a planting area of six (6') feet in width is considered a minor change that can be addressed during the building permit process.

Title 17.24.120.Subsection D. Architectural Character and Materials of the Commercial Design Standards requires "all sides of a building shall be coherently designed and treated." A consistent level of detailing and finish is required for all sides of a building. Accessory structures shall take on the character of the main building, using the same colors, materials and style. The existing buildings within the commercial center were constructed with a coherent design that includes color scheme, multiple architectural embellishments and decorative paver walkways. The applicant has provided building elevations for the proposed mini warehouse and the indoor RV/boat storage buildings. The proposed building elevations for the mini warehouse (Building 1) shows a stucco building painted a light tan with darker tan and taupe accents on all four sides of the thirty-five foot tall 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 for the mini warehouse building (Building 1) should be modified to incorporate barrel arches, a cornice along the entire roof line, wainscoting, columns, a beltline and decorative paver walkways to match the design used in the existing commercial center. The elevations for the RV/ boat indoor storage building (Building 3) should be modified to incorporate architectural embellishments on all sides including cornice along the entire roof line, wainscoting, and beltline to match the existing commercial center. 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 or the trash enclosure. 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.

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 the following architectural embellishments to the buildings facades and pedestrians areas to coordinate with the existing commercial center:
 - a. barrel arches
 - b. columns
 - c. wainscoting
 - d. beltline
 - e. color scheme
 - f. cornice along the entire roof line
 - g. decorative paver walkways/sidewalks
3. A landscape planter six (6') feet in width shall be added along the shared access drive when adjacent to the block wall or Building 3.

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:

Revised Letter of Intent
Revised Site Plans
Revised Building Elevations
Revised Floor Plans