



Planning Commission Agenda Item

Date: July 14, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: AMP-10-2021 MINI STORAGE FACILITY (Public Hearing). Applicant: All American Capital Corporation. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Employment to Neighborhood Commercial. Location: Southeast corner of Simmons Street and El Campo Grande Avenue. Ward 3.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN#124-29-801-001)

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Employment to Neighborhood Commercial. The proposed amendment is for approximately 1.93 gross acres located at the southeast corner of Simmons Street and El Campo Grande Avenue.

BACKGROUND INFORMATION:

Previous Action

A virtual neighborhood meeting was held on March 29, 2021 at 5:30 p.m. The meeting summary stated that two neighbors attended the meeting and had no issues or questions with the project.

RELATED APPLICATIONS:

Application #	Application Request
ZN-15-2021	A property reclassification from a C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District) consisting of 1.93 acres for a mini-warehousing facility.
SUP-35-2021	A special use permit in a C-P, (Professional Office Commercial District), proposed property reclassification to a C-1 (Neighborhood Commercial District), to allow a mini-storage facility.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	C-P, Professional Office Commercial District	Undeveloped
North	Single-Family Low	R-1, Single Family Low Density District	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 District	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Public Works Real Property:	See attached memorandum.
Fire:	No Comment.
Police:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting consideration to amend the Comprehensive Land Use Map from Employment to Neighborhood Commercial on parcel 124-29-801-01. The applicant is requesting Neighborhood Commercial on 1.93 acre for a proposed mini-warehousing facility.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Community Commercial. The subject parcel's current zoning is C-P, Professional Office Commercial District proposed C-1, Neighborhood Commercial District. The applicant has also filed a request (ZN-15-2021) to reclassify 1.93 acres from the C-P, Professional Office Commercial District to C-1 Neighborhood Commercial District. The applicant has also submitted a Special Use Permit (SUP-35-2021) for a mini-ware housing facility.

The current land use is Employment. The applicant is proposing a mini warehousing facility. Therefore the Neighborhood Commercial land use that will support the

necessary zoning and special use permit is needed. The site is located at the southeast corner of Simmons Street and El Campo Grande Avenue.

According to the Comprehensive Master Plan Land Use, the location for Employment areas should be located along arterial streets. The intent is to provide primary employment activity in fully enclosed operations and may serve as a use transition between heavy industrial activity and other less intensive use areas. Site design should seek to minimize any negative impacts of traffic, noise, and glare through appropriate site design and buffering. The primary uses are predominantly office and low-intensity industrial uses. Secondary uses may also include restaurants, limited commercial activity, churches, open space and parks.

The Neighborhood Commercial land use designation primary function is to serve neighborhoods and the surrounding community. The Neighborhood Commercial uses should have a direct relationship to adjacent or nearby residential communities in their use and accessibility. Neighborhood Commercial uses should be located at the intersection of two (2) 80-foot streets. This land use designation provides services to the neighboring residential.

The uses surrounding this site is residential to the north and west. There is a Roman Catholic Church to the east of the site and there is a daycare facility to the south of the site. The mini-storage facility is an appropriate use for the proposed site.

The Comprehensive Plan shows the surrounding land uses as Single-Family Low, Single-Family Medium and Employment. The surrounding area is a mixture of single-family and commercial uses. The proposed Neighborhood Commercial is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

Approval Criteria: (Comprehensive Plan Amendments)

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;

(4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or

(5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map