

BUSINESS

5. **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. (APN 124-29-801-001) (WARD 3) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented Item Nos. 5 (AMP-10-2021), 6 (ZN-15-2021) and 7 (SUP-35-2021) together but they would be voted on separately. She stated that AMP-10-2021 was a request to amend the Comprehensive Master Plan Land Use Element from Employment to Neighborhood Commercial. She stated that the applicant is requesting Neighborhood Commercial on 1.93 acres for a proposed mini-warehousing facility. The designated land use was changed to Community Commercial in 2006. She continued by stating that the current land use is Employment, therefore, the Neighborhood Commercial land use will support the necessary zoning and a special use permit is needed. The applicant's 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, while the primary use is designated for office and low-intensity industrial uses. She stated that secondary uses might 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.

Principal Planner Michaels stated that ZN-15-2021 was a request for property reclassification from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). She stated that the applicant is requesting consideration to reclassify (rezone) the subject site from C-P, Professional Office Commercial District, to C-1, Neighborhood Commercial District. The subject site consists of one parcel that is 1.93 acres, and is located at the southeast corner of Simmons Street and El Campo Grande Avenue. The property reclassification is for a future mini-storage. She continued by stating that the purpose of the C-P, Professional Office Commercial District is to provide for the development of certain low intensity businesses, such as professional offices that are compatible with the surrounding and adjacent residential neighborhoods.

Principal Planner Michaels continued by stating that SUP-35-2021 was a request for a special use permit in a C-P (Professional Office Commercial District), proposed property reclassification to C-1 (Neighborhood Commercial District), to allow a mini-warehousing establishment. She stated that the applicant is requesting Planning Commission approval of a special use permit to allow a mini-warehousing establishment located on 1.93 acres at the southeast corner of Simmons Street and El Campo Grande Avenue. The applicant is proposing to develop 72,100 square feet of self-storage space, with ten (10) covered recreational vehicle parking spaces along the southern property line. The proposed site plan shows a total of 493 units within three buildings. Building #1 is two-

story and is 64,000 square feet; building #2 is one-story and 2,000 square feet, and building #3 is a one-story with 6,100 square feet. She stated that a landscape plan was not submitted with the application and that the applicant will need to provide six feet of foundation landscaping at the entrance of the building, and landscaping at the end of any parking spaces where islands are located. Landscaping is also required next to the trash enclosure. The landscaping can be addressed during the building permit process and staff recommended approval subject to conditions.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 650, Las Vegas, represented the applicant and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing. He advised the Commissioners that an amendment to the Comprehensive Plan required a super majority vote.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Kraft, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None