



# Planning Commission Agenda Item

Date: July 14, 2021

Item No: 6.

**TO:** Planning Commission

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

**SUBJECT: ZN-15-2021 MINI STORAGE FACILITY (Public Hearing).** Applicant: All American Capital Corporation. Request: A property reclassification from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). 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 reclassify (rezone) the subject site from C-P (Professional Office Commercial District) to a C-1 (Neighborhood Commercial District) on approximately 1.93 acres. The Comprehensive Plan Land Use designation for the subject site is Employment (proposed Neighborhood Commercial).

### **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
<b>AMP-10-2021</b>	A Comprehensive Land Use amendment from Employment to Neighborhood Commercial on approximately 1.93 acres.
<b>SUP-35-2021</b>	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
<b>Subject Property</b>	Employment	C-P, Professional Office Commercial District	Undeveloped
<b>North</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family
<b>South</b>	Employment	C-P, Professional Office Commercial District	Office Use
<b>East</b>	Single-Family Low	R-E, Ranch Estates District	Catholic Church
<b>West</b>	Single-Family Medium	PUD, Planned Unit Development District	Townhome Development

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	No Comment.
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 reclassify (rezone) the subject site from C-P, Professional Office Commercial District, to C-1, Neighborhood Commercial District. The subject site consists of one (1) parcel that is 1.93 acres and is located at the southeast corner of Simmons Street and El Campo Grande Avenue. The applicant's letter states the property reclassification is for a future mini-storage.

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.

The purpose of the C-1, Neighborhood Commercial District is to provide goods and services for the convenience of the residents of the adjacent neighborhoods and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood.

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 surrounding zoning classifications for the north and west are PUD, Planned Unit Development District for the residential uses; C-P, Professional Office Commercial District for the daycare facility to the south; and R-E, Ranch Estates District for the Roman Catholic Church to the east. The proposed C-1, Neighborhood Commercial District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

### **Approval Criteria: (Zoning Map Amendments)**

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

**ATTACHMENTS:**

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map