



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 21.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-51-2021 N. DECATUR / W. LONE MOUNTAIN RD (Public Hearing). Applicant: Mike Bonanni / CONTOUR. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a mini-warehousing establishment. Location: Southeast corner of Decatur Boulevard and La Madre Way. Ward 3

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-31-401-003)

The applicant is requesting a special use permit to allow a mini-warehousing establishment located at the southeast corner of Decatur Boulevard and La Madre Way. The applicant is proposing to construct a 3-story building with 155,886 square feet of self-storage on a portion of a 7.22 acre parcel. This proposed mini-warehousing establishment will have approximately 1,200 storage units. The subject site has a zoning designation of C-1, Neighborhood Commercial and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single Family Low	R-1, Single Family Low Density	Existing Residential
South	Neighborhood Commercial and Ranch Estates	C-1, Neighborhood Commercial District and R-E, Ranch Estates	Existing Commercial and Existing Residential
East	Single Family Low and Single Family Medium	R-1, Single Family Low Density and R-2, Single Family Medium Density	Existing Single Family and Multi Family Residential
West	City of Las Vegas	R-1, Single-Family Resident District and C-1, Limited Commercial District	Existing Residential and 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 located at the southeast corner of Decatur Boulevard and La Madre Way. The applicant is proposing to develop a 155,886 square foot building that will contain 1,200 mini-storage units with an average size of 10' x 11'; office space for a manager and 32 covered RV parking spaces.

Access to the mini-warehousing establishment is from an existing paved and landscaped entrance on Villa Madre Way adjacent to Decatur Boulevard.

The applicant has provided building elevations of the proposed mini-warehousing establishment. The proposed building elevations show a 35 foot high 3-story stucco

building with a 3' cornice element on all four (4) sides. The building is painted a light gray with darker gray concrete columns and exterior lights. The proposed accent features consist of a rust colored terra cotta accent panel on the south and west elevations; metal rollup doors along the east elevation, a metal canopy over the entrance on the west elevation. Additionally, the north, south and west elevations show a wood paneling accent between the windows of the building. The architecture design and colors appear to be in compliance with the commercial design standards. The site plan notes a fence. This is the existing block wall for the residence to the east which will remain in place. The applicant should raise the wall to eight (8) feet for a commercial use adjacent to existing residential.

The proposed site plan does not indicate the required trash enclosure being provided. In addition, the enclosure is required to use similar materials and color palette as the principal building. Additionally, landscape islands are required on both sides of the trash enclosure. This can be addressed during the building permit process.

The applicant did not provide a landscape plan. The required landscaping is fifteen (15) feet including a five (5) foot detached sidewalk adjacent to Decatur Boulevard and La Madre Way. The proposed site plan shows 22 to 24 feet of landscaping with a five (5) foot sidewalk at back of curb adjacent to Decatur Boulevard and La Madre Way. The five (5) foot sidewalk is required to be within the landscaping and not permitted to be adjacent to the street. This is minor and can be addressed during the building permit process. The location of the building appears to combine perimeter landscaping with the requirement for foundation landscaping. No additional foundation landscaping will be required. The site plan shows the required 20 foot landscape buffer from adjacent residential property to the east. All areas to be landscaped should provide 50% ground coverage within two years of planting to comply with the municipal code.

The proposed site plan indicates a covered parking structure for 32 RV parking spaces located adjacent to the east property line. To help buffer the surrounding residential, all structures (including carports) are required to be setback 30 feet from the surrounding residential. The covered parking structure is only 20 feet from the existing residential property where 30 feet is required. The covered RV parking structure should be moved to meet the setback requirement or removed. This will be addressed during the building permit process.

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. In addition, two (2) bicycle parking is required for the mini-warehousing establishment. The required bicycle parking is not shown on the site plan. The applicant has proposed 1,200 units which requires a total of 31 parking spaces. The current site plan has approximately 34 parking spaces adjacent to the proposed building. The parking for the mini-warehousing establishment is in compliance with the parking requirements. The missing bicycle parking can be addressed during the building permit process.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation and Comprehensive Master Plan Land Use. The proposed use should be compatible with the adjacent commercial center and nearby residential areas. Staff is recommending approval of the proposed use.

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.

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. All structures in a commercial zoning are required to be 30' from an existing residential property line.
3. Exterior shall be limited to automobiles, boats, or recreational vehicles. The outside storage of other goods or materials shall be prohibited.
4. Applicant shall provide the (2) bicycle parking stalls.

5. The site plan shall be revised to provide the five (5) foot sidewalk detached and centered between perimeter landscaping along Decatur Boulevard and La Madre Way.
6. Applicant shall provide a trash enclosure. The trash enclosure shall use similar materials and color palette as the principal building with six (6) feet landscape islands are required on both sides of the trash enclosure
7. Applicant shall raise the existing CMU wall at the east property line adjacent to existing residential to eight (8) feet.

Public Works:

8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
10. 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, queuing analysis may be required. The traffic study must also obtain concurrence from the City of Las Vegas.
11. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance will require modifications to the site.
12. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 225.
13. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
14. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. W. La Madre Way (half street improvements)
 - b. W. Lone Mt. Way (sidewalk, street lights)

c. N. Decatur Blvd. (sidewalk, street lights)

15. Right of way dedications and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.4.
16. Additional ROW along Lone Mountain is required per the Uniform *Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
17. ROW dedication and construction of a right turn lane along Lone Mountain Road is required.
18. A raised median shall be constructed along Lone Mountain to extend 50 feet west of the parcel line.
19. Any proposed driveway on Lone Mountain Road shall be right in – right out only.
20. The proposed driveway on La Madre Way shall be gated and shall only be used for emergency access only.
21. No proposed driveway shall be permitted on the south side of Villa Madre Way.
22. A raised median shall be constructed on Decatur Boulevard south of Villa Madre Way.
23. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).
24. A revocable encroachment permit for landscaping within the public right of way is required.
25. The property owner is required to grant a roadway easement for commercial driveway(s).
26. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevation

Clark County Assessor's Map

Location and Zoning Map