



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 18.

TO: Planning Commission

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

SUBJECT: SUP-13-2022 CITADEL STORAGE (Public Hearing). Applicant: Chad Peterson. Request: A special use permit in a C-2 (General Commercial District) to allow a mini-warehousing establishment. Location: Southwest corner of Nexus Way and Lamb Boulevard. Ward 1

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-31-502-003)

The applicant is requesting a special use permit to allow a mini-warehousing establishment located at the southwest corner of Nexus Way and Lamb Boulevard. The applicant is proposing to construct an 110,793 square foot 3-story building for 669 self-storage units on 2.43 acres. The subject site has a zoning designation of C-2, General Commercial and the Comprehensive Master Plan Land Use designation is Mixed-Use Employment.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 2773 (ZN-13-16) on October 19, 2016 to reclassify property from a PUD, Planned Unit Development to the C-2, General Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	C-2, General Commercial District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Undeveloped
South	Heavy Industrial	M-2, General Industrial District	Existing Warehouse and Distribution Complex
East	Mixed-Use Employment	C-2, General Commercial District	Commercial Development
West	Heavy Industrial	M-2, General Industrial District	Existing Warehouse and Distribution Complex

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 southwest corner of Nexus Way and Lamb Boulevard. The applicant is proposing to develop an 110,793 square foot building that will contain 669 self-storage mini-warehousing units. The units will range in size from 5'x 5' to 10'x 30' along with office space for daytime staff. The proposed access to the mini-warehousing establishment is from two (2) entrances. The main entrance from Nexus Way and a secondary entrance from Lamb Boulevard.

The proposed building elevation is generally in compliance with the commercial design standards. The proposed elevations submitted are for one (1) 3-story building. The proposed building elevation indicates a height of 37-feet measured to the metal coping. The building appears to be constructed of concrete block with a stucco finish. The north and east elevations indicate aluminum frames store front windows and green metal roll

up doors for access to the storage units. There are metal sunshades shown on all elevations along with a gray CMU block boarder along the bottom portion of the building. The color scheme is light and dark gray. The elevations are missing architecture features to help alleviate a box-like or monolithic bulk structure. The proposed parapet is required to insure all roof-mounted equipment is screened from view of rights-of-way but it needs to be increased for proper roof equipment screening. The modifications can be addressed at the building permit process.

The proposed site plan contains the required trash enclosure. However, elevations for the trash enclosure were not submitted. The trash enclosure is required to be the same materials and colors as the primary building, and contain a roof and 6-foot wide landscaped islands are required on both sides of the trash enclosure.

The perimeter landscaping required is fifteen (15) feet including a five (5) foot sidewalk adjacent to Lamb Boulevard and Nexus Way. The site plan contains the required fifteen (15) feet including an existing five (5) foot sidewalk at the back of curb and is in compliance.

The applicant did not submit a separate landscape plan. The site plan submitted does not indicate the required six (6) feet foundation of landscaping at the entrance of the building or the three (3) feet of foundation landscaping where parking spaces are located on the west side of the building. The site plan does not contain the required six (6) foot wide parking lot landscaping within islands and at the end of all parking rows. The proposed landscaping is not in compliance. This is minor and can be addressed at 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 office manager. The applicant has proposed 669 units, which requires 21 parking spaces. The proposed site plan indicates 26 parking spaces and complies with the parking requirements. Required bicycle parking is two (2) parking spaces for the mini warehousing establishment. The required bicycle parking is shown on the site plan and is in compliance.

Proper screening for a mini-warehousing establishment requires a masonry wall around the perimeter of the storage area and all storage units located behind the screened wall. The proposed site plan indicates a six (6) foot high block screen wall with iron gates and is in compliance. The masonry wall should be a decorative block, a minimum of six (6) feet and but not exceed twelve (12) feet in height.

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 warehouse and distribution industrial uses, the Northgate industrial and Townhome Suites to the west and south and proposed commercial development to the east. Staff is recommending approval of the requested use permit.

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. Exterior storage of other goods or materials shall be prohibited.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.

5. 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 may require modifications to the site.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. 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.
11. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevations
Floor Plans
Clark County Assessor's Map
Location and Zoning Map