

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 24, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-28398 - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Recreational Vehicle and Boat Storage use.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28394), Rezoning (ZON-28396), Site Development Plan Review (SDR-28397), Variance (VAR-28400), Variance (VAR-28651), and Special Use Permit (SUP-28399) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow for a proposed Recreational Vehicle and Boat Storage Facility on 2.37 acres on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue.

In addition to this request, the applicant has submitted a General Plan Amendment (GPA-28394) to Amend a portion of the Northwest Sector of the Centennial Hills Master Plan from O (Office) to SC (Service Commercial), a request for a Rezoning (ZON-28396) from U (Undeveloped) [O (Office) General Plan designation] to C-1 (Limited Commercial) for the subject property and a request for a Site Development Plan Review (SDR-28397) for a 74,540 square-foot Mini-Storage and Boat/RV Storage Facility with Waivers to allow a zero-foot landscape buffer on the north and south property lines where eight feet is required and a 10-foot landscape buffer on the east property line where 15 feet is required.

Additional companion items include a request for a Special Use Permit (SUP-28399) to allow for a proposed Mini-Storage Facility, a request for a Variance (VAR-28400) to allow five parking spaces where 16 parking spaces are required and a request for a Variance (VAR-28651) to allow a zero-foot building setback where 10 feet is required along the north and south property lines, a 10-foot setback where 20 feet is required along the east property line and a 10-foot setback where residential adjacency standards require 75 feet along the west property line. The requests for the multiple Waivers, setback and parking Variances are indications that the site is overbuilt; therefore staff recommends denial of this Special Use Permit request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/20/07	The City Council approved an Annexation (ANX-25478) of property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject properties.	

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<i>Pre-Application Meeting</i>	
05/28/08	A pre-application meeting was held with the applicant where elements of a General Plan Amendment, a Rezoning, a Site Development Plan Review, a Special Use Permit for a Mini Storage Facility, a Special Use Permit for a Recreational Vehicle and Boat Storage facility, a Variance to allow a zero-foot setback where 10 feet is required and a 10-foot setback where 20 feet is required and a Variance to allow five parking spaces where 16 are required were discussed.
<i>Neighborhood Meeting</i>	
06/30/08	<p>A neighborhood meeting was held at the Mountain Crest Community Center, 4701 North Durango Drive at 6:15 PM. The applicant, one Planning and Development staff member, one Clark County Commission Liaison and six area residents were present. The following was discussed:</p> <p>The representative for the applicant briefly described the proposed project. Members of the public raised the following questions and concerns:</p> <ul style="list-style-type: none"> • A landscape buffer is shown within the alley (bridal path)/utility easement; the residents vehemently opposed any vacation of the alley or use of the alley for the development. • The residents requested that the perimeter wall surrounding the property be tall enough to prevent anyone from looking into their back yards; the applicant explained that the wall was shown at 15 feet in height. • The residents had concerns about lighting on the property (the applicant explained that downward-directed fixtures would be used to prevent spillover), and also expressed concerns about street lighting on Rainbow; they would prefer that rural lighting standards be maintained. <p>Concern was also expressed regarding signage for the project, and impacts to residents of the area (the applicant stated that a wall sign on Rainbow was all that was shown on the plans).</p>

<i>Field Check</i>	
06/17/08	A field check was performed by staff at the subject properties. The site was noted as being relatively flat, graded site with minimal weeds. Single-family homes were observed to the west of this property while recently completed apartments were observed to the east.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.37

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<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Undeveloped	O (Office)	U (Undeveloped) [O (Office) General Plan Designation]
North	Undeveloped	O (Office)	U (Undeveloped) [O (Office) General Plan Designation]
South	Undeveloped	O (Office)	Clark County R-E (Rural Estates Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Single Family Residential	O (Office)	Clark County R-E (Rural Estates Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y**

* The subject property is located within the North Las Vegas Airport Overlay within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

** The subject property is located adjacent to unincorporated Clark County. This meets the criteria of a Project of Significant Impact which must be submitted if a Special Use Permit application is made concerning property within 500 feet of the City boundary with Clark County of North Las Vegas. A Project of Significant Impact has been filed and submitted to the appropriate agencies. No comments have been received.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Recreational Vehicle and Boat Storage	36 Recreational Vehicle / Boat Spaces	1 space per 50 storage spaces	1				
Mini Storage Facility	500 Storage Units	1 space per 50 storage units plus 5 spaces on the exterior of the security fence	14	1	4	1	
SubTotal			15	1	4	1	
TOTAL			16		5		N*

* The applicant has requested a Variance (VAR-28400) to allow five parking spaces where 16 are required.

ANALYSIS

This is a request to provide a Recreational Vehicle and Boat Storage as an accessory use within a proposed Mini-Storage Facility located on Rainbow Boulevard 150 north of Red Coach Avenue. This proposed development contains a total of 36 Recreational Vehicle/Boat parking spaces, which Title 19.04 requires a total one standard parking space. In addition, the proposed 500 unit Mini-Storage Facility requires 15 standard parking spaces. The applicant has provided a total of five standard parking spaces, one of which is handicapped accessible. A Variance (VAR-28400) has been submitted to allow five parking spaces where 16 are required. This use meets the intent of the proposed C-1 (Limited Commercial) zoning district, however staff finds that this use, combined with the proposed Mini-Storage Facility with multiple Waivers and Variances, creates an overbuilt property; therefore denial of this request is recommended.

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- **Zoning**

This project is located within a proposed C-1 (Limited Commercial) zoning district. This district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the SC (Service Commercial) category of the General Plan. The applicant has submitted a General Plan Amendment for site is SC (Service Commercial) which, if approved, would permit C-1 (Limited Commercial) uses.

- **Use**

A Recreational Vehicle and Boat Storage use is defined by Title 19 as an area or facility used for the storage of recreational vehicles, boats, or any combination thereof.

- **Minimum Special Use Permit Requirements:**

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height, except along the property line of any adjoining property that is zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

The proposed Recreational Vehicle and Boat Storage use within the proposed Recreational Vehicle and Boat Storage and Mini-Storage Facility meets the minimum Special Use Permit requirements; however, staff finds that this use combined with the other proposed use at the subject property along with the multiple Variances and Waivers requested will be too intense. Denial of this request is recommended.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed land use, if approved, will be too intense when co-located with the proposed Mini-Storage Facility use and existing nearby residential development. While allowed in conjunction with the proposed C-1 (Limited Commercial) zoning district, the combination of this use with the other proposed use will create an overbuilt site inappropriate for the subject neighborhood.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed Recreational Vehicle and Boat Storage use will be operated in conjunction with a proposed Mini-Storage Facility which will, as designed, require multiple Waivers and Variances from the standards listed in Title 19. The subject site is not physically suitable for the type and intensity of land use proposed.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is accessed from Rainbow Boulevard, an 80-foot Secondary Collector as classified by the Master Plan Streets and Highways, which can adequately support the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

With the approval of the associated request for a General Plan Amendment (GPA-28394) to the SC (Service Commercial) General Plan designation for the site, the proposed development will be the only SC (Service Commercial) property in the immediate area; however if the proposed General Plan Amendment is approved, the use will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed use conforms with the Minimum Special Use requirements for a Recreational Vehicle and Boat Storage use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 116

APPROVALS 0

PROTESTS 0