



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 28, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-28981 - APPLICANT/OWNER: BONANZA-MARION, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-28980) 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 (SUP-28981) for a proposed Mini-Storage Facility on at the northeast corner of Bonanza Road and Marion Drive. In addition to this request, the applicant has submitted a Site Development Plan Review (SDR-28980) for a proposed 54,087 square-foot, three-story office building and a 104,100 square-foot Mini-Storage Facility with Waivers of the Building Placement Standards and to allow a zero-foot landscape buffer on the east perimeter where eight feet is required and a request for a Rezoning (ZON-28982) from R-E (Residence Estates) to C-1 (Limited Commercial).

The subject property is currently a triangular-shaped undeveloped vacant lot surrounded by single-family homes the south and west and the Las Vegas Wash to the east. The proposed development was originally approved by the City Council as Special Use Permit (SUP-10538), Site Development Plan Review (SDR-10535) and Rezoning (ZON-10536) on 02/15/06. The applicant, according to the submitted justification letter, had been working on the architectural and civil drawings since the approval date. The approvals expired on 02/15/08 without an extension of time being filed. The applicant has filed new requests in order to submit for building permits and complete the proposed development. As this development was previously approved by the City Council and will be in conformance with the C-1 (Limited Commercial) zoning district with the approval of this Special Use Permit, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/18/02	The City Council approved a Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development 5 Units per Acre) and a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot residential subdivision on 7.65 acres located adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and Staff recommended approval of these requests.
04/21/04	A Code Enforcement Citation (#13426) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation. The case was resolved on 12/14/04.

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02/02/05	The City Council approved an Extension of Time (EOT-5847) of an approved Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and an Extension of Time (EOT-5848) of an approved Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family development on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. Staff recommended approval of these requests.
08/24/05	A Code Enforcement Citation (#33945) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation, overgrown trees and vagrants. The case was resolved 01/19/06.
02/15/06	The City Council approved a General Plan Amendment (GPA-10532) to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-10536) from R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) to C-1 (Limited Commercial), a Special Use Permit (SUP-10538) for a proposed Mini-Warehouse Facility and a Site Development Plan Review (SDR-10535) for a proposed 187,590 square-foot office and mini-warehouse development with a Waiver of the Building Placement Standards on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and staff recommended denial of these requests.
<i>Related Building Permits/Business Licenses</i>	
02/08/07	Building permit applications were received for a trash enclosure, on-site improvements, a mini-storage building and an office shell at the northeast corner of Bonanza Road and Marion Drive. The permits were never issued due to incomplete submittal information.
01/05/94	A Building permit (#94214336) was issued for clearing and grubbing at the northeast corner of Bonanza Road and Marion Drive. The permit expired 07/09/94.
<i>Pre-Application Meeting</i>	
07/02/08	A pre-application meeting was held with the applicant where elements of submitting a Rezoning, Site Development Plan Review and a Special Use Permit were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
07/21/08	A field check was performed by staff at the subject property. The site was noted as being vacant with numerous dirt/debris mounds fronting Bonanza Road.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
North	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family 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		X	N/A
Trails	X		Y*
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The subject property is located adjacent to the planned Las Vegas Wash regional trail. Construction and funding of this trail will be the responsibility of local government entities.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<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	
Office, Other than Listed	54,087 SF	1 / 300 SF	175	6	176	6	Y

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Mini-Storage Facility	673 Units	1 / 50 storage units + 5 spaces on the exterior of the security fence	18	1	48	1	Y
SubTotal			193	7	224	7	
TOTAL			200		231		Y
Loading Spaces			2		3		Y

ANALYSIS

This is a request to provide a Mini-Storage Facility located on the northeast corner of Bonanza Road and Marion Drive. The proposed 104,100 square-foot Mini-Storage Facility use will be operated in conjunction with a proposed 54,087 square-foot office building. This proposed development contains a total of 673 Mini-Storage Facility units, which Title 19.04 requires a total 19 parking spaces. The applicant has provided a total of five parking spaces plus one handicapped accessible parking space on the exterior of the Mini-Storage Facility enclosure and a total of 43 parking spaces within the walled enclosure of the facility. This use meets the intent of the proposed C-1 (Limited Commercial) zoning district and was approved previously by the City Council at the subject location; therefore denial of this request is recommended.

- **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.

- **Use**

A Mini-Storage Facility use is defined by Title 19.04 as a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

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- **Minimum Special Use Permit Requirements:**
 1. No more than one managers security residence shall be permitted.
 2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from the surrounding properties and abutting streets.
 3. The following activities are prohibited on or from the premises of a mini-storage facility:
 - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
 - b. The retail sale of stored items;
 - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
 - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
 - e. The production, fabrication or assembly of products.
 4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each 100 storage units.
 5. Truck and trailer storage shall be screened from streets and adjacent properties.
 6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The proposed Mini-Storage Facility use meets the Minimum Special Use Permit Requirements. As the proposed Mini-Storage Facility Use will be in compliance with the proposed C-1 (Limited Commercial) zoning district and was previously approved at this location by the City Council, staff recommends approval of this request.

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 compatible with the nearby residential development. The applicant has provided excess screening and buffering between the proposed development and the nearby single-family homes the south and west of the subject property. In addition, the use is permitted in conjunction with the proposed C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit and the existing SC (Service Commercial) General Plan designation.

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

The proposed Mini-Storage Facility use will be operated in conjunction with a proposed office building located on a 5.54-acre site, which is physically suitable for the type and intensity of the 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 Bonanza Road, a 100-foot Primary Arterial, and Marion Drive, a 60-foot wide Collector Street according to the Master Plan of Streets and Highways. Both streets will be adequate in size to meet the requirements of the proposed use. Additionally, the intersection of Bonanza Road and Marion Drive is a signalized intersection which will enhance site access.

- 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.**

The proposed Mini-Storage facility Use will be consistent with the General Plan land use designation of SC (Service Commercial) and will not be inconsistent with or compromise the public health, safety, welfare or 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 Mini-Storage Facility use.

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 571

APPROVALS 3

PROTESTS 3