



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-32555 - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-32552) and Variance (VAR-32553) shall be required, if approved.
2. Site Development Plan Review (SDR-18657) and Variance (VAR-12669) are hereby expunged.
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. Maintain no less than five non-reserved parking spaces on the exterior of the security fence that are open and accessible to the public at all times.
5. All development shall be in conformance with and building elevations date stamped 12/09/08, elevation/floor plan page #5 date stamped 12/29/08, site plan page #1 and landscape plan page #6 date stamped 03/26/09, except as amended by conditions herein.
6. The applicant shall revise the site and landscape plan to reflect conformance with the Master Plan Transportation Trails Element to include a 10-foot landscape corridor adjacent to the existing Multi-Use Transportation Trail along the eastern perimeter of the site. The landscape corridor shall contain the amenities listed within the Master Plan Transportation Trails Element, including trees spaced 20 feet on center and the provision of one light per 150 feet of trail.
7. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot wide landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required.
8. An Exception from Title 19.12.040(B) is hereby approved, to allow 25, 24-inch box trees where 107, 24-inch box trees are required.

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9. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. Revise the site plan to depict the parking spaces in conformance with the requirements of Title 19.10.010(J)(2), which permits a maximum of 30% of the spaces to be compact in size.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. No portion of the proposed building, accessory structures or landscaping over 3 feet tall may be allowed to encroach upon the existing onsite 15 foot wide public sewer easement along the eastern boundary of this site.
21. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 99,549 square-foot Mini-Storage Facility with a Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive. In addition to this application, the applicant has submitted a request for a General Plan Amendment (GPA-32550) to change the General Plan designation from O (Office) to SC (Service Commercial), a Rezoning (ZON-32551) from U (Undeveloped) [O (Office) General Plan designation] under Resolution of Intent to P-R (Professional Office and Parking) to N-S (Neighborhood Service), a Variance (VAR-32553) to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north and west perimeters where 10 feet is required; to allow a five-foot setback along a portion of the east perimeter; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required and a Special Use Permit (SUP-32552) for a Mini-Storage Facility use.

The applicant submitted revised plans on March 18, 2009 which made two modifications to the site and landscape plans. The revised plans reversed the orientation of the Office/Manager building and the customer parking area at the north side of the building and eliminated a five-foot wide by 182-foot long gravel landscape strip adjacent to the existing Multi-Use Transportation Trail. The gravel strip was replaced by asphalt paving and one additional parking space, while the Office/Manager building and the customer parking area were reversed in their orientation, creating a 105-foot setback for the building where 50 feet was initially provided.

The associated General Plan Amendment (GPA-32550) and Rezoning (ZON-32551) requests both seek to change the land use designation and zoning to an intensity that is not compatible with the surrounding neighborhood. The numerous requests for Waivers associated with the Site Development Plan Review coupled with the Variance request for setback reductions and lot coverage intensification indicate the site will be overbuilt and not appropriate for the proposed use; therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/18/04	The City Council approved a General Plan Amendment (GPA-3455) to Amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office), a Rezoning (ZON-3456) from U (Undeveloped) [ML (Medium Low Density Residential) General Plan designation] to P-R (Professional Offices and Parking) and a Site Development Plan Review (SDR-3457) for a 31,555 square-foot Office building with a Waiver of the Commercial Development Standards on 2.67 acres at 7401 Smoke Ranch Road. The Planning Commission and staff recommended approval of these requests.

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10/07/04	The Planning and Development Department administratively approved a Parcel Map (PMP-4315) for 2 lots on 5.4 acres on property located on Smoke Ranch Road, approximately 1320 feet West of Tenaya Way. The map recorded on 04/18/05.
03/23/06	The Planning Commission accepted a Withdrawal Without Prejudice for a General Plan Amendment (GPA-10776) to Amend a portion of the Southwest Sector Plan of the General Plan from O (Office) to SC (Service Commercial), a Rezoning (ZON-10778) from U (Undeveloped) [O (Office) General Plan designation] under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial), a Variance (VAR-10780) to allow a 3.25-foot side yard landscape buffer and a two-foot rear yard landscape buffer where eight feet is required and a Variance (VAR-10781) to allow a 39-foot Residential Adjacency Setback where 135 feet is the minimum setback required. Staff recommended denial of these requests.
05/17/06	The City Council approved a Variance (VAR-12669) to allow a three-story building where two stories is the maximum height allowed, a Special Use Permit (SUP-10783) for a Mixed-Use development and a Site Development Plan Review (SDR-10784) for a three-story, 45-foot high, Mixed-Use development consisting of 25 residential units and 13,243 square feet of Office Space with Waivers to allow a minimum lot width of 59 feet where 100 feet is the minimum lot width required and to allow a reduction of perimeter landscaping on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive. The Planning Commission recommended approval of these requests, whereas staff recommended denial.
02/21/07	The City Council approved a Rezoning (ZON-18753) from U (Undeveloped) [O (Office) General Plan designation] to P-R (Professional Offices and Parking) and a Site Development Plan Review (SDR-18657) for a three-story 40,971 square-foot Office building with Waivers to allow a zero-foot landscape buffer where eight feet is required along the southern property line and along the on-site public trail, a reduction in the perimeter landscape required and of required parking lot landscaping on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive. The Planning Commission and staff recommended approval of these requests.
01/11/08	A Code Enforcement complaint (#61269) was processed for sign code violations and a semi parking on the subject property. The case was resolved 02/01/08.
04/16/08	The City Council approved a Petition to Vacate (VAC-26629) a 10-foot wide public drainage easement generally located 1265 feet east of the southeast corner of Buffalo Drive and Smoke Ranch Road. The Planning Commission and staff recommended approval of this request.

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05/21/08	The City Council approved an Extension of Time (EOT-27700) for an approved Variance (VAR-12669) to allow a three-story building where two stories is the maximum height allowed. Staff recommended approval of this request.
10/15/08	A Code Enforcement complaint (#70692) was processed for a non-permitted chainlink fence, vehicles, trailers and semis parking on the subject property. The case is still open pending resolution.
01/22/09	The Planning Commission approved a request by the applicant to have a General Plan Amendment (GPA-32550) to Amend a portion of the Southwest Sector Plan of the General Plan from O (Office) to SC (Service Commercial), a Rezoning (ZON-32551) from U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to P-R (Professional Office and Parking) to N-S (Neighborhood Service), Variance (VAR-32553) to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north and west perimeters where 10 feet is required; to allow a five-foot setback along a portion of the east perimeter; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required and a Special Use Permit (SUP-32552) for a proposed Mini-Storage Facility and a Site Development Plan Review (SDR-32555) for a proposed 99,549 square-foot Mini-Storage Facility with a Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive to be held in abeyance until the February 26, 2009 Planning Commission meeting to allow the applicant to hold a neighborhood meeting.
02/26/09	The Planning Commission approved a request by the applicant to have a General Plan Amendment (GPA-32550) to Amend a portion of the Southwest Sector Plan of the General Plan from O (Office) to SC (Service Commercial), a Rezoning (ZON-32551) from U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to P-R (Professional Office and Parking) to N-S (Neighborhood Service), Variance (VAR-32553) to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north and west perimeters where 10 feet is required; to allow a five-foot setback along a portion of the east perimeter; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required and a Special Use Permit (SUP-32552) for a proposed Mini-Storage Facility and a Site Development Plan Review (SDR-32555) for a proposed 99,549 square-foot Mini-Storage Facility with a Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive to be held in abeyance until the March 26, 2009 Planning Commission meeting to allow the applicant to modify the site and landscape plans.

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03/26/09	<p>The Planning Commission approved a request by the applicant to have a General Plan Amendment (GPA-32550) to Amend a portion of the Southwest Sector Plan of the General Plan from O (Office) to SC (Service Commercial), a Rezoning (ZON-32551) from U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to P-R (Professional Office and Parking) to N-S (Neighborhood Service), Variance (VAR-32553) to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north and west perimeters where 10 feet is required; to allow a five-foot setback along a portion of the east perimeter; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required and a Special Use Permit (SUP-32552) for a proposed Mini-Storage Facility and a Site Development Plan Review (SDR-32555) for a proposed 99,549 square-foot Mini-Storage Facility with a Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive to be held in abeyance until the April 9, 2009 Planning Commission meeting to allow the applicant to modify the site and landscape plans.</p>
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Related Building Permits/Business Licenses

There are no building permits or business licenses associated with this application.

Pre-Application Meeting

01/18/08	<p>A pre-application meeting was held where the requirements for submitting a Site Development Plan Review, General Plan Amendment, Rezoning, Variance and Special Use Permit were discussed.</p>
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Neighborhood Meeting

02/09/09	<p>A neighborhood meeting was held on Monday February 9, 2009 at 6:30 pm at the Summerhill Villas Apartments Clubhouse located at 2150 North Tenaya Way, Las Vegas, Nevada 89128.</p> <p>There were two members of the general public present, one member of the development team, one Planning and Development staff member and one Council representative present at the meeting.</p> <p>Concerns were raised at the meeting regarding gaps along the northern wall, drainage of the western lots and blasting prior to grading.</p>
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Field Check

12/17/08	<p>A field check was conducted by staff at the subject site. The site was noted as undeveloped, with a paved 10-foot wide Multi-Use Transportation Trail adjacent to the east perimeter of the site. Additionally, a recently installed, non-permitted chainlink fence with gates was noted near the entrance to the property.</p>
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.63

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	U (Undeveloped) [O (Office) General Plan designation] under Resolution of Intent to P-R (Professional Office and Parking)
North	Office Development	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
South	City Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
East	Multi-Use Transportation Trail	R.O.W (Right-of-Way)	R.O.W (Right-of-Way)
West	Church	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential) General Plan designation]
	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

<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 Feet)	X		Y*
Trails (Multi-Use Transportation Trail)	X		N
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 within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. The proposed buildings on the subject property do not extend beyond this limitation.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	114,632 SF	N/A
Min. Lot Width	100 Feet	60 Feet	N*
Min. Setbacks			
• Front	25 Feet	105 Feet	Y
• Side (West)	10 Feet	1-Foot	N*
• Side (East**)	10 Feet	5 Feet**	N*
• Rear	25 Feet	1-Foot	N*
Max. Lot Coverage	30%	59%	N*
Max. Building Height	Lesser of Two Stories or 35 Feet	22 Feet	Y
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Variance (VAR-32553) to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north and west perimeters where 10 feet is required; to allow a five-foot setback along a portion of the east perimeter; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required.

** Staff notes that the site plan submitted by the applicant is inaccurate as the east perimeter setback of Building B is listed on the plans as 15 feet from the property line. The applicant has incorrectly included APN 138-22-199-005, which is a 10-foot wide trail corridor, as part of the eastern portion of the subject property. The actual setback for Building B, subtracting the 10-foot wide trail corridor shown on the site plan, is five feet from APN 138-22-199-005.

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 Feet	69 Feet	Y
Adjacent development matching setback	10 Feet	10 Feet	Y
Trash Enclosure	50 Feet from Residential	370 Feet	Y

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Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	4 Trees	4 Trees	Y
Buffer:				
Min. Trees (Adj. to R.O.W and Residential)	1 Tree/20 Linear Feet	14 Trees	19 Trees	Y
(Adj. to Park/Church/ Trail)	1 Tree/30 Linear Feet	57 Trees	2 Trees	N*
Trail	1 Tree/20 Linear Feet	32 Trees	Zero Trees	N**
TOTAL		107 Trees	25 Trees	N**
Min. Zone Width (North, adjacent to R.O.W)	15 Feet		51 Feet	Y
(South, East, West and North adjacent to existing Church)	8 Feet		Zero Feet	N*
Wall Height	6-8 Feet		7 Feet	Y

* The applicant has requested Waivers to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required

** The applicant has requested an Exception to allow 25, 24-inch box trees where 107, 24-inch box trees are required.

Pursuant to the Master Plan Transportation Trails Element, the following standards apply:

Trail Standards	Required	Provided	Compliance
Multi-Use Transportation Trail	Total width of trail corridor is 20 feet; Shared path 10 feet wide; Trees spaced 20 feet on center within two five-foot landscape corridors; Trail to provide lighting	10-foot wide path	N*

* The applicant has not provided the required landscape buffer area, trees, or lighting adjacent to the existing Multi-Use Transportation Trail. Staff notes that these requirements can not be Waived unless a General Plan Amendment to the General Plan itself is submitted and approved. A Condition of Approval has been added to ensure compliance with the requirements of the Master Plan Transportation Trails Element.

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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>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	646 Storage Units	One space per 50 storage units; Plus 5 spaces on the exterior of the security fence	17	1	20	1	
TOTAL			18		21		Y

Waiver		
Request	Requirement	Staff Recommendation
To allow a zero-foot landscape buffer along the east, south, and portion of the west perimeter	Eight-foot landscape buffer	Denial

Exception		
Request	Requirement	Staff Recommendation
To allow 25, 24-inch box trees	107, 24-inch box trees	Denial

ANALYSIS

- **Land Use and Zoning**

The subject site is located in the Southwest Sector of the General Plan and has a current land use designation of O (Office). A General Plan Amendment (GPA-32550) to change the designation to SC (Service Commercial) has been submitted along with a Rezoning request. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

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A companion item to Rezone (ZON-32551) the site from U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) district to N-S (Neighborhood Service) district has also been submitted by the applicant. The purpose of the proposed N-S (Neighborhood Service) district is to provide for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs and compatible in scale, character and intensity with adjacent residential development. This district is intended to be located at intersections of streets designated as collector or larger. The N-S (Neighborhood Service) district should also be used as a buffer between residential and more intense retail/commercial uses. The N-S (Neighborhood Service) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

With the approval of the proposed Rezoning (ZON-32551) to the N-S (Neighborhood Service) zoning district and General Plan Amendment (GPA-32550) to the SC (Service Commercial) land use designation, the proposed Mini-Storage Facility use associated with this Site Development Plan Review will be permissible with the approval of the proposed Special Use Permit (SUP-32552) for a Mini-Storage Facility use.

- **Site Plan**

The site is located adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive. The subject property is a flag lot, which is defined by Title 19.20 as a lot having access or an easement to a public or private street by a narrow, private right-of-way. The site plan indicates that four proposed buildings will be located on the subject property. A two-story office and manager residence, measuring 2,463 square feet in size, will be located at the northern area of the subject property, while a single-story storage building, Building A, measuring 13,270 square feet in size is proposed adjacent to the east and north side of the site. Both of these buildings lie within the narrowest portion of subject property, which measures only 60 feet in width.

The third building proposed for the subject property, Building B, is a single-story storage building measuring 13,046 square feet and is located adjacent to the south perimeter of the subject property. The fourth proposed building, Building C, is a two-story storage building measuring 70,770 square feet in size and will be located at the center of the subject property. All of the proposed buildings onsite meet Title 19.08.060 requirements for Residential Adjacency Standards.

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Building A and Building B require approval of a Variance to be placed on the site as depicted in the site plan. Building A is sited with a one-foot setback from the west and north property line where 10 feet is required while Building B is sited with a one-foot setback from the south property line where 25 feet is required and a five-foot setback from the east property line where 10 feet is required. Staff notes that the site plan submitted by the applicant is inaccurate as the east perimeter setback of Building B is listed on the plans as 15 feet from the property line. The applicant has incorrectly included APN 138-22-199-005, which is a 10-foot wide trail corridor, as part of the eastern portion of the subject property. The actual setback for Building B, subtracting the 10-foot wide trail corridor shown on the site plan, is five feet from APN 138-22-199-005.

The applicant has submitted a Variance (VAR-32553) to allow the reduced setback configuration. There is an existing wall along the north and west perimeters of the site, and with the Variance requested, this application, if approved, would create a one-foot wide no-mans land between the existing wall and the proposed buildings which can pose a risk to the public health and safety, as these areas pose threats to humans, pets, and provide uncontrollable insect and wildlife havens. The applicant is proposing to provide a reinforced concrete cap between the building and the existing wall which will not increase the load on the wall.

Additionally, the applicant has also requested within the Variance to allow a lot coverage of 59% where 30% is the maximum permitted. This 59% lot coverage, combined with the proposed hardscape areas, equates to 101,184 square feet of the 105,850 square-foot lot being covered in building or hardscape area, leaving 4,666 square feet of the property devoted to landscape. By placing buildings or hardscape on 95.5% of the subject site, the applicant will create a harsh environment that is unpleasant for outdoor activity, create additional water runoff for the flood control facilities and will unnecessarily contribute to the heat island effect.

Access to the site is provided via a single 32-foot wide driveway fronting Smoke Ranch Road. A total of 21 parking spaces are provided where 18 are required, including one handicapped van accessible space. The applicant has provided two covered and four uncovered parking spaces on the exterior of the security fence where Title 19.04 requires five, and placed the remaining 15 parking spaces interspersed throughout the proposed Mini-Storage Facility. Staff notes that of the 15 internally located parking spaces, 12 spaces, or 72%, are parallel parking spaces measuring eight feet in width, where Title 19.10.010(J)(2) permits a maximum of 30% of parking spaces to be eight feet in width, with the remainder consisting of a width of nine feet or greater. A condition has been added requiring parking space dimensions to comply with the requirements of Title 19.10.010(J)(2).

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- **Multi Use Transportation Trail**

The subject property is located adjacent to a Multi-Use Transportation Trail which runs along the eastern perimeter of the site. The Multi-Use Transportation Trail is located within two parcels, one measuring 15 feet in width by 245 feet in length, the second measuring 10 feet in width by 375 feet in length. The trail is currently paved in asphalt and built out to 10 feet in width. Immediately adjacent to the east of the Multi-Use Transportation Trail is a concrete drainage channel. Per the Master Plan Transportation Trails Element, Multi-Use Transportation Trails are to be ten feet in width and shall be located between two irrigated landscaped corridors, totaling ten feet in width, for an overall trail and landscape area width of 20 feet. Variations to the location of the path within the trail may be necessary to allow for problems with drainage or physical features. The landscape corridors are to be planted with trees spaced 20 feet on center on one or both sides of the path and are to contain lighting with no less than one light for each 150 feet.

As the Multi-Use Transportation Trail has been built out to its required width of ten feet and is located with a concrete drainage channel immediately adjacent to the east side of the trail, the applicant is required to provide trail corridor landscape and lighting per the Master Plan Transportation Trails Element. This entails ten feet of landscape area, trees 20 feet on center, and the provision of one light for each 150 feet. The plans submitted do not indicate any trees, shrubs, lighting or 10-foot wide landscape areas adjacent to the trail and do not reflect conformance to the Master Plan Transportation Trails Element. The requirements of the Master Plan Transportation Trails Element cannot be Waived unless the applicant submits a General Plan Amendment to amend the Master Plan Transportation Trails Element to allow for landscape reductions. A condition has been added requiring the applicant to provide a 10-foot wide landscape corridor with trees spaced 20 feet on center and lighting every 150 feet, per the Master Plan Transportation Trails Element.

- **Landscape Plan**

The landscape plan submitted depicts a narrow 50-foot long landscape buffer adjacent to Smoke Ranch Road and a 10-foot wide buffer adjacent to the single-family homes to the west of the site. The applicant has requested Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required. The frontage adjacent to Smoke Ranch Road is heavily landscaped with shrubs and two 15-foot minimum height palm trees. A smaller landscape planter is located adjacent to the east side of the proposed driveway and contains shrubs and two additional 15-foot minimum height palm trees. One 24-inch box tree is provided for each of the four uncovered parking spaces on the exterior of the security fence, meeting the parking lot landscape requirements.

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The western edge of the site, adjacent to the existing single-family residences, will contain a ten-foot wide landscape buffer with 24-inch box trees spaced 20 feet on center, and provide 17 Cats Claw vines which will be placed against the west face of Building A and Building B. This proposed landscape buffer will measure approximately 244 feet in length and feature only one 27-foot wide access point at the center of the 10-foot wide buffer. As this buffer will be surrounded by existing walls and the proposed building, staff is concerned that this area will attract nuisance debris and create a dead-end zone which will endanger the public.

The remainder of the site is devoid of landscape material, covered in asphalt, concrete, or buildings. The lack of required landscape and Waivers requested are in direct conflict with the recently adopted Urban Forestry Initiative. The City of Las Vegas adopted an Urban Forestry Initiative on May 7, 2008 guided by the Conservation Element of the 2020 Master Plan. The intent of this resolution is to contribute to the City's long-term sustainability, as trees clean the air, improve stormwater management, conserve energy, improve public health and increase property values. Additionally, the City has identified strategic priorities to create, integrate and manage orderly and sustainable development and growth in the community, to support and encourage sustainability, livability, and pride in the City's neighborhoods and to promote healthy lifestyles for all segments of the community. As the subject property borders two heavily utilized public facilities, a City park and a Multi-Use Transportation Trail, staff finds that the long-term benefit of placing additional landscape around the buildings, especially on those areas visible from bordering public open space, will have a long lasting impact and give greater emphasis to the Urban Forestry Initiative.

- **Elevations**

The elevations submitted depict all four buildings proposed for the site. The office/manager building located along the Smoke Ranch Road frontage will be two-stories measuring 26 feet in height. The architecture of the building will be of a modern design, utilizing square and rectangular pop outs, window openings, cutouts and embellishments. The building will be constructed with a stucco finish, contain a flat roof hidden behind a parapet and utilize three exterior color finishes, consisting of white, taupe, and rust. A small glass storefront with a modern themed pergola highlights the customer entry on the first floor of the north and east elevations of the building, while windows for the managers residence on the second floor help break up the façade. An open two car carport is located on the east elevation of the building along with an inset stairwell that accesses the upstairs residence. The north and south elevations each contain windows and cutouts, while the west elevation contains one window and one cutout, and utilizes horizontal and vertical banding to break up the surface.

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The elevations and architecture of Building A and Building B are virtually identical as these two buildings wrap around the east, north, and south perimeters of the subject site. These buildings measure 12.7 feet in height, contain a flat roof concealed by a parapet and will be constructed out of decorative concrete block. The exterior of these buildings, visible from the surrounding properties, will consist of both taupe-colored precision face concrete block and rust colored decorative split face block, which will be arranged in a pattern mimicking pilasters and cornices. No windows will be located on these facades, and no variation or undulating forms in the structure will be utilized. The west façade of Buildings A and B, adjacent to the nearby single-family residences, will provide vines to help soften the appearance of the buildings. The interior elevations of the two buildings

will consist of roll up doors, painted red in color, only broken up by taupe precision face concrete block columns between the doors.

The final building located on the site, Building C, is the largest and will be located near the center of the property. This building will be two stories and 22 feet in height, utilize a low-pitched roof, and be constructed of both concrete block and corrugated metal panels. The first floor of the building will be constructed out of taupe colored precision face concrete block and utilize red colored roll up doors and red colored interior access doors on all four facades of the building. The upper floor of the building will be entirely windowless and constructed out of corrugated metal panels painted taupe in color. A low pitched standing seam metal roof will top the building which will be natural silver in color. The general appearance of Buildings A, B, and C are very stark compared to the modern architecture utilized for the office/manager building. The appearance of this project, when viewed from the surrounding neighborhood, City park, and Multi-Use Transportation Trail will be that of a very stark, massive walled compound reminiscent of buildings found in heavy industrial or manufacturing areas, not in keeping with the surrounding neighborhood.

- **Floor Plan**

The floor plans submitted depict the office, second floor managers unit, Building A, B, and both floors of Building C. The first floor of the office/manager building consists of a small office/reception area with a sales counter, a break room, private office and restroom which combined measure 828 square feet. An open two-car carport and a stairwell to the second floor are located on the south side of the building. The plans submitted label the carport space as garage space. As one of these spaces must be utilized, open and accessible to the public at all times, a condition has been added requiring the applicant to maintain no less than five parking spaces on the exterior of the security gate accessible to the public at all times. The second floor of the office contains a two-bedroom managers unit. This unit contains a large exterior patio at the southern entry, two bathrooms, a second balcony on the north side of the building, kitchen, dining, living and laundry rooms within 1,120 square feet.

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The floor plans for Building A and Building B will be very similar, each measuring 13,270 and 13,046 square feet, respectively. All storage units will be accessed from the exterior, with the exception of the northeast and southwest corners of Building A and B, which will feature units accessed via two small internal corridors. Building A will feature 57 storage units while Building B will feature 56 storage units. None of the storage units in Building A or B will be climate controlled.

Building C will feature two floors and measure 70,770 square feet in size and house 533 storage units. The first floor of this building will feature exterior and interior accessed units. Exterior units are accessed from roll up doors while the interior units are accessed from internal hallways. Two elevators along with their associated equipment rooms will be located within the building, near the northeast quadrant and southeast quadrants of the building. Two stairwells will be provided for additional access, located at the northwest and southeast corners of the building. Eight access doors to the internal hallways and stairwells will be provided on the first floor, which will provide access to the second floor. The second floor will feature storage units, internal hallways and will be climate controlled while the first floor will not feature any heating or cooling.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with adjacent development and development in the area as the proposed development is too intense for the subject parcel and not in character with the surrounding land uses. The subject site has been indentified by the existing General Plan for use as O (Office) which entails a low-intensity daytime use. This proposal is too intense and will create a 24-hour use adjacent to single-family residences and a City park.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

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The proposed development is not consistent with the General Plan in that the proposed SC (Service Commercial) land use designation is not compatible with the surrounding adjacent land uses. It is not consistent with Title 19 in that the proposed N-S (Neighborhood Service) zoning district will allow uses that are too intense and not compatible with the adjacent residential zoning district. The multiple Variances and Waivers requested of Title 19 standards indicate that the site will be over built. Furthermore, the proposed landscaping is very minimal, does not meet the minimum Title 19 standards, and is not consistent with the Urban Forestry Initiative, which is intended to promote sustainable development within the City of Las Vegas.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Adequate access to the site is provided by Smoke Ranch Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The planned Mini-Storage Facility use for the subject property will place additional 24-hour vehicular traffic on Smoke Ranch Road.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building and landscape materials are not appropriate for the area and for the City. While the office/manager building utilizes stucco, the remainder of the buildings will be constructed out of concrete block and corrugated metal. Block is acceptable, however the applicant has used the material in such a quantity that the site is overwhelmed by the material. Additionally, the corrugated metal siding of the building is more appropriate for an industrial area, not a facility located adjacent to single-family residences. Staff appreciates the applicants use of native agaves and Cats Claw vines in portions of the site; however, the quantity and remainder of the plant material chosen are a confusing mix of olive trees, palms trees, cycads, low growing shrubs and decomposed granite. No strong effort has been made to buffer the proposed development from the surrounding uses through the use of quality, drought-tolerant landscape.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations are unsightly and undesirable for the surrounding area. While the design of the office/manager building is creative, modern and interesting, the remaining three buildings on site leave much to be desired. The three storage buildings are stark and windowless, and the entire development will appear fortress-like when viewed from the neighboring single-family residences, City park, and Multi-Use Transportation Trail. The proposed corrugated metal siding of the second floor of Building C will give the development the appearance of buildings found in older industrial areas of the City and will not blend in well with the clean, well-landscaped surrounding area.

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- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 209

APPROVALS 1

PROTESTS 0