



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: DURANGO I-95, LLC

** STAFF RECOMMENDATIONS **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-64857	Staff recommends APPROVAL, subject to conditions:	
SDR-64859	Staff recommends APPROVAL, subject to conditions:	SUP-64857

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

58 - SDR-64859

63 - SUP-64857

NOTICES MAILED 695

APPROVALS 4

PROTESTS 4

Conditions Page One
August 2, 2016 - Special Planning Commission Meeting

**** CONDITIONS ****

SUP-64857 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64859) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-64859 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-64857) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

Conditions Page Two

August 2, 2016 - Special Planning Commission Meeting

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/07/16, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. 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.
11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Bike Lanes (CMAQ) and Centennial Parkway Channel West – US 95" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Conditions Page Three

August 2, 2016 - Special Planning Commission Meeting

12. 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 or submittal of any construction drawings, 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.
13. Site development to comply with all applicable conditions of approval for SDR-20496, TMP-25079, FMP-27577 and all other applicable site-related actions.

Staff Report Page One

August 2, 2016 - Special Planning Commission Meeting

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is seeking entitlements for a proposed 69,200 square-foot Mini-Storage Facility featuring both single and double-storied structures on a 4.8-acre portion of an existing 25-acre commercial subdivision. The Mini-Storage Facility will provide 376 storage units located in eleven separate buildings surrounding a centrally located, oversized vehicle storage lot. Per Town Center Development Standards Manual, a Special Use Permit is required for the Mini-Storage use in the SC-TC (Service Commercial – Town Center) Land Use area. The proposed facility, as submitted, meets all of the applicable development standards listed for the Mini-Storage Facility use; therefore, staff recommends approval of the Special Use Permit and Site Development Plan Review.

ISSUES

- A Special Use Permit is required to allow a Mini-Storage Facility in SC-TC (Service Commercial – Town Center). Staff supports this request, as the proposed use meets all Special Use Permit requirements.

ANALYSIS

The Mini-Storage Facility use is not defined in the Town Center Development Standards Manual, but is defined by Title 19.18 as, “A facility with enclosed storage space, divided into separate compartments no larger than five hundred 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..” The proposed use meets this definition. Per the Town Center Development Standards Manual, the proposed Mini-Storage Facility use is permitted in the SC-TC (Service Commercial-Town Center) Land Use District with an approved Special Use Permit. The Minimum Special Use Permit Requirements for this use include are listed below:

- a. No more than one manager or security residence shall be permitted.

The proposed use meets this requirement, as no security residence is shown on the provided plans.

- b. Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.

Staff Report Page Two
August 2, 2016 - Special Planning Commission Meeting

The proposed use meets this requirement, as the proposed use is not located within the Main Street District and is therefore non-applicable.

- c. No business shall be conducted from or within a mini-warehouse facility.

The proposed use meets this requirement, as there has been no request or accommodations for retail or business uses within the facility.

- d. Retail sales of stored items on the premises is prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for retail or business uses within the facility.

- e. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for motor vehicle repairs within the facility.

- f. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for powered tool operation within the facility.

- g. The production, fabrication or assembly of products shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for light manufacturing assembly within the facility

- h. Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

Staff Report Page Three

August 2, 2016 - Special Planning Commission Meeting

The proposed use meets this requirement, as the proposed use is not located within the Employment Center District and is therefore non-applicable.

- i. Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.

The proposed use meets this requirement, as the proposed use is not located within the Employment Center District and is therefore non-applicable.

- j. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

The proposed use meets this requirement, as the applicant has located the storage of recreational vehicles at the center of the site and has utilized the facility structures, screen walls, and landscaping to visually screen the outside storage area.

- k. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

The proposed use meets this requirement, as the applicant has specified the materials, finishing, and colors of the facility to match the existing commercial subdivision development.

The minimum applicable setbacks for this development in the SC-TC land use area is a 10-foot side yard and 20-foot rear yard setback. The submitted site plan shows a 20-foot side yard setback and a 150-foot rear setback. Per the Town Center Development Standards Manual, projects located within the SC-TC (Service Commercial Town Center) land use district require 20% open space, which was met with the initial Site Development Plan Review for the commercial subdivision (SDR-20496), this development proposes modifications that remain consistent with the overall provision. Under SDR-20496, 22% open space coverage (approximately 226,058 square feet) was approved; with site rearrangements the coverage remains in excess of the required 20% with 221,058 square feet of landscaping.

The applicant has provided the required 3:1 residential adjacency setback; an additional 20-foot landscape buffer along the south; solid masonry screen walls; and appropriate building massing to address the residential adjacency issues of the proposed development, while providing the necessary internal access aisles and radiuses for larger recreational and emergency vehicles. A Multi-Use Transportation Trail has been previously constructed during the development of the original commercial subdivision.

Staff Report Page Four
August 2, 2016 - Special Planning Commission Meeting

For the Mini-Storage Facility Use, one parking space is required for every 50 storage units and a minimum of five spaces available on the exterior side of the security fence for customers. With 376 units proposed, the total required parking for this development is eight parking spaces internal to the site with an additional five spaces outside of the security gate for a total of 13 spaces. The site plan shows 15 standard parking spaces provided consisting of nine spaces provided internally and six spaces available outside of the security gate, with two of those functioning as handicap accessible spaces.

Staff recommends approval of the Special Use Permit and Site Development Plan Review for the proposed Mini-Storage Facility, as the applicant has provided a development that meets the minimum Special Use Permit requirements with a site design that is sensitive to the residential uses to the north while also providing an appealing buffer to the Durango Drive on-ramp and US-95 freeway.

FINDINGS (SUP-64857)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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 Mini-Storage Facility use is located in an undeveloped area between a Single-Family Residential development and the US-95 freeway, and would provide additional services for the area and can be conducted in a manner that is compatible with surrounding development. The applicant has utilized the facilities and site planning to screen the outdoor vehicle storage area from view.

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

The subject site sits in the 4.8-acre remaining portion of a 25-acre commercial subdivision. The lot dedicated to the Mini-Storage Facility site is more than large enough to accommodate the proposed use. A Site Development Plan Review has also been submitted with this request. The proposed Mini-Storage Facility uses (both mini-storage unit massing and outdoor vehicle storage location) are incorporated with the overall design of the site to minimize any adverse impacts to the surrounding community.

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.

Staff Report Page Five

August 2, 2016 - Special Planning Commission Meeting

The access to the site is made indirectly through the commercial subdivision via two driveways located off of El Capitan Way and a driveway located off of Durango Drive, both which is adequate for the low anticipated traffic capacity generated by this project.

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.

Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5.The use meets all of the applicable conditions per Title 19.12.

There are no applicable conditions per Title 19.12 for the Mini-Storage Facility use; however, the proposed use does meet the Minimum Special Use Permit Requirement listed in the Town Center Development Standards Manual. Staff recommends approval of this request, as the proposed design features of the facility mitigate the impact of use and adequately meet the intent of the SC-TC (Service Commercial – Town Center) land use district.

FINDINGS (SDR-64859)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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 Mini-Storage Facility is compatible with surrounding development by means of appropriate building massing that is sensitive to the single-family residences to the north, while providing a buffer to the freeway to the south with tree-lined landscaping low-impact design that matches the existing commercial subdivision in tone, scale, and character.

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;

The proposed project is generally consistent with the Town Center Development Standards, with the originally entitled 22% open space maintained. The utilization of massing and placement of the buildings to both screen the outdoor vehicle storage area

Staff Report Page Six
August 2, 2016 - Special Planning Commission Meeting

while meeting residential adjacency setback requirements works to lower development impact to the single-family detached neighborhood to the north, while also functioning as a buffer to the US-95 freeway and Durango Drive on-ramp as well.

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

The Mini-Storage Facility is accessed indirectly from two driveways located off of El Capitan Way and a single driveway located off of Durango Drive, both which are adequate for the low anticipated traffic capacity generated by this project.

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

The proposed building materials, finishes, and colors and landscape materials are specified to match the existing buildings and landscaping found throughout the existing commercial development

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, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.

Staff Report Page Seven

August 2, 2016 - Special Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/26/07	The Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	The City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.
07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.
04/23/09	The Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.

Staff Report Page Eight

August 2, 2016 - Special Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/25/09	The Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	The City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.
09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
11/05/09	Related requests for a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through and a Variance (VAR-36338) to allow no loading spaces on Pad 'G' where one loading space is required at the northwest corner of El Capitan Way and Durango Drive will be considered by the Planning Commission.
12/02/09	The City Council approved a related request (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site. Staff recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

August 2, 2016 - Special Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
09/30/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
No related permits or licenses are on file for the proposed site.

<i>Pre-Application Meeting</i>	
05/20/16	Staff met with the applicant and reviewed the requirements for a Mini-Storage Facility in Town Center. It was determined that a Special Use Permit and a Site Development Plan Review application would be required.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
06/02/16	Staff visited the site and found it to be clean and vacant. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.81

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Staff Report Page Ten

August 2, 2016 - Special Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS*Pursuant to the Town Center Development Standards Manual, the following standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front			Y
• Side	10 Feet	20 Feet	Y
• Rear	20 Feet	150 Feet	Y
Max. Building Height	2 Stories	2 Stories (27')	Y

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	63 Feet	64 Feet	Y
Adjacent development matching setback	3 Feet	20 Feet	Y

Staff Report Page Eleven

August 2, 2016 - Special Planning Commission Meeting

Pursuant to Town Center Development Standards Manual, the following standards apply:

<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
<i>Percent (Area SF)</i>	<i>Percent (Area SF)</i>	
20% (206,302 SF)	22% (221,058 SF)	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
El Capitan Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Durango Drive	Primary Arterial	Town Center Development Standards Manual	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	376 Units	1:50 Units	8				
Mini-Storage Facility	-	5 spaces outside of security gate	5				
TOTAL SPACES REQUIRED			13			15	
Regular and Handicap Spaces Required			12	1	13	2	Y