



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: AZURE DEVELOPMENT, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0127-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0127-EOT1 CONDITIONS

Planning

1. This approval shall expire on March 8, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0040-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (22-0040-SDR1) a proposed 85,137 square-foot, three-story Mini-Storage Facility on a vacant 1.43-acre parcel on the south side of Azure Drive, approximately 460 feet west of Tenaya Way.

ISSUES

- This is the first Extension of Time of the Site Development Plan Review (22-0040-SDR1) approved March 8, 2022.
- No permits have been issued for the proposed mini-storage development.

ANALYSIS

The subject site is zoned T-C (Town Center) with a special land use designation of GC-TC (General Commercial – Town Center). It is located on an undeveloped parcel within a commercial subdivision. Existing commercial uses are located to the north, east and west; single-family residential developments zoned R-PD7 (Residential Planned Development - 7 Units per Acre) and RS20 (Residential Single-Family 20 - Clark County designation) are located to the south, separated by a multi-use trail.

According to the applicant's justification letter, various factors have delayed construction of the mini-storage facility, but no specific reasons were provided. Development plans have not been submitted for building permit review.

FINDINGS (24-0127-EOT1)

Land uses in the area surrounding the subject site have not changed since the original approval of the mini-storage facility. The subject property is the last undeveloped parcel within the commercial subdivision. The development as proposed is compatible with the adjacent commercial and residential development as determined by the Planning Commission. Therefore, staff recommends approval of the requested Extension of Time of the previously approved Site Development Plan Review (22-0040-SDR1), subject to conditions. If denied, the Site Development Plan Review (22-0040-SDR1) would be deemed to be expired as of March 8, 2024.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) at the southwest corner of Azure Drive and Tenaya Way as part of a larger request.
04/04/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(20)] for a proposed 110,000 square-foot commercial development on 16.66 acres at the southwest corner of Azure Drive and Tenaya Way. The Planning Commission and staff recommended approval.
10/08/03	A Final Map (FMP-2063) for a four-lot commercial subdivision (Montecito East) on 30.54 acres of the north and south sides of Azure Drive, west of Tenaya Way was recorded.
01/08/04	The Planning Commission approved a request for Directors Business (DIR-3572) for a Master Sign Plan for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95. Staff recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for a Review of Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive. Staff recommended denial.
10/15/14	The City Council approved a request for a Modification (MOD-55204) to change the land use designation from Suburban Mixed Use – Town Center (SX-TC) to General Commercial – Town Center (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way. The Planning Commission recommended approval; staff recommended denial.
12/08/15	The Planning Commission approved a Variance (VAR-61860) to allow a 44-foot residential adjacency setback where 105 feet is the minimum required on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way. Staff recommended denial. The approval expired 12/08/19.
	The Planning Commission approved a Site Development Plan Review (SDR-61862) for a proposed 31,050 square-foot Commercial Recreational/Amusement (Indoor) Facility [game courts] with Waivers of the Town Center parking lot landscaping and building façade requirements on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way. Staff recommended denial. The approval expired 12/08/19.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/28/20	The Planning Commission approved a request for a Variance (VAR-77990) to allow 49 parking spaces where 100 parking spaces are required and to allow one loading space where two are required on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-77991) for a proposed 17,500 square-foot Package Liquor Off-Sale Establishment use with a waiver to allow a zero-foot distance separation from an existing Liquor Establishment (Tavern) where 1,000 feet is required on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-77992) for a proposed 17,500 square-foot retail development with waivers of Town Center interior parking lot, perimeter landscaping and architectural feature development standards on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
08/11/20	The Planning Commission approved a request for a Variance (VAR-78823) to allow 17 parking spaces where 58 spaces are required on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval was expunged 03/08/22.
	The Planning Commission approved a request for a Special Use Permit (SUP-78821) for a proposed 10,313 square-foot Auto Repair Garage (Major) use with a Waiver to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval was expunged 03/08/22.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-78822) for a proposed 10,313 square-foot commercial development on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval was expunged 03/08/22.
03/08/22	The Planning Commission approved a request for a Site Development Plan Review (22-0040-SDR1) for a proposed 38-foot tall, 85,137 square-foot, 556-unit Mini-Storage Facility with Waivers of the Town Center Development Standards Manual on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial.

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<i>Most Recent Change of Ownership</i>	
06/02/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no building permits or business licenses related to this site.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held. A submittal checklist was given to the applicant.

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

<i>Field Check</i>	
03/28/24	The subject site is vacant and cleared of native vegetation. The perimeter is enclosed by chain link fencing. Some weeds and debris were noted along the fence. An unpermitted sign was noted on the fence at the driveway access from Azure Drive.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.43

<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	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)

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<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>
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MN (Mid-Intensity Suburban Neighborhood)	RS20 (Residential Single-Family 20) – Clark County Designation
East	Liquor Establishment (Tavern)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	General Retail Store, Other Than Listed	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Package Liquor Off-Sale Establishment		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center Master Plan and Development Standards	Y*
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Multi-Use Non-Equestrian (south of subject site) - constructed	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Waivers of the Town Center Development Standards Manual were approved through Site Development Plan Review (22-0040-SDR1).