



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: VEGAS STORAGE HOLDINGS, LLC - OWNER:
JULIA D. SHARKEY TRUST**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0651-GPA1	Staff recommends APPROVAL.	
22-0651-ZON1	Staff recommends APPROVAL.	22-0651-GPA1
22-0651-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0651-GPA1 22-0651-ZON1
22-0651-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0651-GPA1 22-0651-ZON1 22-0651-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

0

NOTICES MAILED

193

PROTESTS

0

APPROVALS

4

**** CONDITIONS ****

22-0651-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.
2. Approval of a General Plan Amendment (22-0651-GPA1) and Rezoning (22-0651-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0651-SDR1) shall be required, if approved.
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.

23-0651-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0651-GPA1) and Rezoning (22-0651-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0651-SUP1) shall be required, if approved.

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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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/21/22, and building elevations date stamped 12/05/22, except as amended by conditions herein.
4. The site plan and Kyle Canyon Road cross section shall be revised, prior to the submittal of an application for building permit, to place the proposed 12-foot trail path directly along the north property line.
5. The provided trash enclosure shall be screened and gated and contain a roof or trellis per Title 19.08.040 requirements.
6. A Waiver from Title 19.08.040 is hereby approved, to allow the mini-storage building to be set back from the street frontages where required to be oriented to the corner street fronts.
7. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot perimeter landscape buffer along a portion of the north and east property lines where 15 feet is required.
8. An Exception from Title 19.08.040 is hereby approved, to allow three 24-inch box trees in the perimeter landscape buffer along the north property line where 12 24-inch box trees are required, and to allow six 24-inch box trees in the perimeter landscape buffer along the east property line where seven 24-inch box trees are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or

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property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

12. 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, which 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Provide four five-gallon shrubs for every required tree within perimeter buffer planters.
 - Trees within the landscape buffer adjacent to the west property line shall be planted every 20 feet on center.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate 40 feet of right-of-way for Alpine Ridge Way with an additional five feet and a transition for dual left turns and a 54-foot radius on the southwest corner of Kyle Canyon Road and Alpine Ridge Way prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may dedicate a 25-foot radius and grant a traffic signal chord easement on the southwest corner of Kyle Canyon Road and Alpine Ridge Way. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
15. Construct half-street improvements including appropriate overpaving and transition paving on Alpine Ridge Way and Kyle Canyon Road concurrent with development of this site. Alpine Ridge Way improvements shall match the approved cross section south of this site and the improvements on Kyle Canyon Road shall match the approved cross section for the Kyle Canyon Gateway project. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

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16. Extend oversized public sewer in Kyle Canyon Road from its current terminus at Alpine Ridge Way to the west edge of this site, at a size, depth and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Coordinate with Sanitary Sewer Engineering Section of the Department of Public Works to execute a Sewer Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required pipe diameter.
17. Extend public sewer in Alpine Ridge Way from Kyle Canyon Road to the southern edge of this site at a size, depth and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Kyle Canyon Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Coordinate with the City Traffic Engineer about the proposed geometric design of the driveway on Alpine Ridge Way. Any movements to and from the driveway may be restricted at the discretion of the City Traffic Engineer.
22. 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. Any flows approaching the site

from the west must be accounted for in whatever on-site drainage facilities are proposed.

Fire & Rescue

23. 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.

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

The applicant is requesting to construct a three-story Mini-Storage Facility on 2.33 acres of undeveloped land at the southwest corner of Kyle Canyon Road and Alpine Ridge Way.

ISSUES

- This project has been abeyed three times by the Planning Commission in order to better understand how development on this site can be more harmonious and compatible with the Kyle Canyon area of the city. Staff is developing a specific, comprehensive area plan for Kyle Canyon that has not yet been completed. Future compatibility of the proposed development with the Area Plan is uncertain and will depend on the Area Plan's specific recommendations.
- No changes to the submitted plans have been made since the original request was first brought to hearing on January 10, 2023.
- The applicant is requesting a General Plan Amendment (22-0651-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) to allow for a zoning district on the subject site that is compatible with the proposed Mini-Storage Facility use. Staff recommends approval.
- The applicant is requesting a Rezoning (22-0651-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) to allow for the proposed Mini-Storage Facility use on this site. Staff recommends approval.
- The Mini-Storage Facility use requires approval of a Special Use Permit in the C-1 (Limited Commercial) zoning district prior to issuance of a business license to conduct the proposed use. Staff recommends denial of the Special Use Permit.
- A Waiver of Title 19.08.040 is requested to allow the mini-storage building to be set back away from the corner and street frontages where such is required. Staff does not support the Waiver.
- A Waiver of Title 19.08.070 is requested to allow a five-foot perimeter landscape buffer along a portion of the north and east property lines where 15 feet is required. Staff does not support the Waiver.
- An Exception of Title 19.08.040 is requested to allow fewer trees within the landscape buffers along the north and east perimeter than is allowed. Staff does not support the Exception.
- A multimodal trail is proposed along the south side of Kyle Canyon Road adjacent to this site. This trail is anticipated to be added to the Las Vegas 2050 Master Plan Trails and Bike Streets Map at a future date. If the Site Development Plan Review is approved, a condition of approval will require the 12-foot wide trail path to be placed

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directly along the north property line, eliminating the eight-foot landscape buffer currently shown on the site plan date stamped 12/21/22 and cross section date stamped 12/05/22.

ANALYSIS

This area consists primarily of open, vacant land along Kyle Canyon Road, a state-maintained highway. The predominant General Plan land use designation in this area is PCD (Planned Community Development), which allows for flexibility and innovation in future residential and commercial development through the PD (Planned Development) zoning district. The Kyle Canyon Gateway residential planned development is currently under construction at the opposite corner to the subject site. A single-family residential development zoned R-TH (Single Family Attached) was also recently approved to the south of the subject site.

The subject site is located in the 3,443-acre Kyle Canyon Area as designated by the Las Vegas 2050 Master Plan. A special area plan to more fully assess the particular needs and plan for future development of this area is currently in process. The planning process includes various stakeholders working with the City. As changes in land use in this area may be implemented through the special area plan, future compatibility of the proposed development is uncertain.

The Las Vegas 2050 Master Plan identifies the Kyle Canyon Area as rapidly developing through mostly residential planned developments with commercial centers at the interchanges along U.S. 95. As these neighborhoods build out, the need for community services increases. Commercial development is therefore appropriate along major corridors such as Kyle Canyon Road, especially in proximity to the planned Sheep Mountain Parkway. In November 2022 the City Council approved a small commercial development at the northeast corner of Kyle Canyon Road and Shaumber Road with the SC (Service Commercial) land use designation. The proposed Service Commercial designation on the subject site would be compatible with this neighboring development. Staff therefore recommends approval of the requested General Plan Amendment.

The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan Designation. According to Title 19, the C-1 (Limited Commercial) zoning 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 subject site meets these minimum conditions. Kyle Canyon Road is designated a Primary Arterial on the city's Master Plan of Streets and Highways, and capacity is expected to expand to meet the needs of increasing traffic in this area. Staff recommends approval of the proposed Rezoning to C-1.

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The Mini-Storage Facility use is defined 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.” The proposed Mini-Storage Facility development will provide 541 units within an enclosed building. The units will range in size from 25 square feet to 300 square feet. The unit mix varies, but Floors 2-3 will be identical. Access to the units will be from interior hallways only.

The Mini-Storage Facility is a permitted use in the C-1 zoning district with approval of a Special Use Permit. The Minimum Special Use Permit Requirements for this use include:

1. No more than one manager’s security residence shall be permitted.

The proposed use meets the requirement, as a manager’s security residence is not proposed as part of this development.

2. 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.

The proposed use meets this requirement, as all storage units will be located within a completely enclosed building. No recreational vehicle or boat storage is proposed as part of this development.

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.

The proposed use meets this requirement. None of the activities listed in a-e above are proposed as part of this development.

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 2 trucks or trailers for each 100 storage units.

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The proposed use meets this requirement, as the operator is not proposing truck rentals at this time.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

This requirement is not applicable, as truck and trailer storage is not proposed as part of this development.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The proposed use meets this requirement, as the exterior wall of the Mini-Storage Facility does not directly abut the adjacent residential use. A decorative block wall is provided along the southern property line.

The building is setback from both frontages, which allows for a fire lane to surround the building and for parking to be provided near the front office; however, Title 19.08.040 requires that buildings on corner lots be oriented to the corner and street fronts. A Waiver is therefore required. As the site is not irregularly shaped or constrained by existing development, staff recommends denial of the Waiver.

Perimeter landscaping is provided on the north, east, south and west sides of the property. A Waiver is requested to allow a portion of the north and east landscape buffer width to taper down at the corner. A pineapple guava hedge is proposed along the parking spaces facing Alpine Ridge Way for screening purposes; however, the parking encroaches into the required buffer area, which has resulted in the second portion of the landscape buffer Waiver request. Kyle Canyon Road is a 200-foot wide right-of-way. The provided plans appear to show that at least 15 feet of perimeter landscaping will be provided north of the building, but only five to seven feet of this buffer would be onsite, prompting the Waiver. As these deviations are self-imposed, staff recommends denial of the Waivers.

A trail with a 25-foot wide amenity strip is proposed along the north side of the site within the Kyle Canyon Road public right-of-way. The trail path, which is 12 feet wide, would serve as a detached sidewalk and provide a safe route for pedestrians. If the Site Development Plan Review is approved, a condition of approval will require the trail path to be placed directly along the north property line, eliminating the eight-foot landscape buffer currently shown on the site plan date stamped 12/21/22. A buffer will still be provided between the path and the private drive on the site.

Parking areas are provided on the east and south sides of the building. The 25 spaces provided are 36 percent more than required by Title 19, and parking lot landscaping is sufficient to meet code requirements. Given the size of the building, four loading spaces are required and provided.

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The submitted elevations indicate a three-story building with colored cement plaster exteriors on all sides. The massing of the building is broken up through the use of contrasting pop-out accent bands, decorative parapet elements and windows at the office area. Shade canopies are provided on the north, south and east elevations.

According to the Traffic Engineering Section of the Department of Public Works, this project is projected to add approximately 151 vehicle trips per day on Kyle Canyon Road and Alpine Ridge Way. Currently, Kyle Canyon Road is at about 16 percent of capacity. With this project, Kyle Canyon Road is expected to increase to about 17 percent of capacity. Counts are not available for Alpine Ridge Way in this vicinity, but it is believed to be under capacity.

With the expectation of much of the Kyle Canyon area eventually being built-out with medium to low density suburban housing, this environment highlights a need for a greater presence of community resources as outlined in the City of Las Vegas 2050 Master Plan for the Kyle Canyon area. Few major or significant employers or commercial centers exist and/or are planned for Kyle Canyon. Limited new suburban commercial will be constructed at the Kyle Canyon and Skye Canyon Park interchanges, but major jobs and commercial activity are needed for future residents of the Kyle Canyon area. While staff understands that future residents in the area would possibly utilize a mini-storage facility, staff finds the proposed facility would not provide significant employment opportunities, nor would it provide much needed services such as groceries, general retail, general personal services such as dry cleaners, beauty salons, and restaurants. Therefore, staff is not able to support the proposed mini-storage facility development.

In addition, due to the size of the site and the configuration of the proposed building and parking, the site cannot meet several commercial development standards, parking design and landscape buffer standards. Because the site as proposed cannot meet these C-1 zoning district standards, staff recommends denial of the Special Use Permit and Site Development Plan Review requests, subject to conditions if approved.

FINDINGS (22-0651-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed Service Commercial designation is compatible with the SC (Service Commercial) designation approved nearby on the north side of Kyle Canyon Road. The existing PCD (Planned Community Development) designation on adjacent

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parcels allows for both residential and commercial uses through PD (Planned Development) zoning.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The SC (Service Commercial) General Plan designation allows P-O (Professional Office), O (Office) and C-1 (Limited Commercial) zoning districts, which are compatible with the existing U (Undeveloped) [PCD (Planned Community Development)] and R-U (Rural Open Land - Clark County) zoning district designations on adjacent parcels, currently holding zones for undeveloped land.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Kyle Canyon Road is not fully improved at this time and both it and site utilities will need to be further developed to meet the needs of the proposed SC (Service Commercial) designation.

- 4. The proposed amendment conforms to other applicable adopted plans and policies.**

The 2050 Las Vegas Master Plan for the Kyle Canyon area calls for the provision of city services and facilities as well as employment centers as part of its implementation strategy.

FINDINGS (22-0651-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

If the accompanying General Plan Amendment to SC (Service Commercial) is approved, the proposed C-1 (Limited Commercial) zoning district will conform to the General Plan for this site.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The subject site and adjacent properties consist of vacant, open land. The only specified uses on parcels in this area are commercial uses located nearby at the northeast corner of Kyle Canyon Road and Shaumber Road. The uses that would be allowed by the proposed C-1 (Limited Commercial) zoning district are compatible with the U (Undeveloped) [PCD (Planned Community Development)] and R-U (Rural Open Land - Clark County) districts adjacent to this site.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Kyle Canyon Road is designated as a Primary Arterial road that is expected to serve the needs of population growth in this area. The proposed C-1 zoning district is appropriate along this corridor.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Kyle Canyon Road is a 200-foot wide right-of-way controlled by the State of Nevada. The roadway has adequate capacity to accommodate increases in the volume of traffic expected as development accelerates in this area.

FINDINGS (22-0651-SUP1)

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.

A Mini-Storage Facility is a low-intensity commercial use that can be operated in a manner that is harmonious and compatible with the approved single-family attached residential development to the south as well as potential commercial uses along Kyle Canyon Road. However, as designed, the proposed development does not meet development standards that are intended to buffer the use from lower intensity uses.

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

The 2.33-acre subject site can suitably accommodate a Mini-Storage Facility use.

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.**

Access to the property is from Alpine Ridge Way, designated as a Major Collector road by the city's Master Plan of Streets and Highways. Although not currently constructed, the street facilities will be developed to meet the requirements of the proposed Mini-Storage Facility use.

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

The Mini-Storage Facility use is subject to license review and regular inspection for compliance with municipal codes to ensure public health, safety and welfare and the City's goals.

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

The use as proposed meets all minimum Special Use Permit requirements for the Mini-Storage use as described by Title 19.12.070.

FINDINGS (22-0651-SDR1)

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 development is designed as a suburban commercial site with building placement in the center of the site. Additional landscaping is provided on the south perimeter adjacent to planned single-family residential development; however, other measures to mitigate the impact of a large, three-story building at the edge of the proposed C-1 zoning district have not been implemented. Greater compatibility could be achieved by reducing the size of the building.

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

The proposed development requires multiple Waivers of Title 19.08 Commercial Development Standards, which staff does not support. All minimum Special Use Permit requirements for a Mini-Storage Facility use can be met by the proposal.

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

The provided access from Alpine Ridge Way, a planned 80-foot wide Major Collector street, is appropriate, as access to State Highway 157 (Kyle Canyon Road) is not recommended.

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

Building materials consist of colored cement plaster exteriors with aluminum frames at the storefront. Windows are provided and are appropriate at the front office area of the building. The landscape materials provided are drought-tolerant and appropriate for this area.

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 proposed building elevations are aesthetically pleasing and are generally treated with a consistent level of detail on all sides. Features such as a sloping metal roof, windows at each level and colored bands will provide visual interest.

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

Development of the site is subject to permit review and inspection, thereby protecting the health, safety and welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road. The Annexation became effective 09/14/07.
05/19/21	The City Council approved a request for an amendment to the Planned Streets and Highways Map (21-0075-GPA1) to add multiple street alignments in the area bound by Iron Mountain Road on the south, Hualapai Way and Oso Blanca Road on the east, Moccasin Road on the north and Witch Mountain Street on the west. Alpine Ridge Way between Iron Mountain Road and Moccasin Road was designated an 80-foot Collector Street through this action. The Planning Commission and staff recommended approval.
11/17/21	The City Council approved a request for a General Plan Amendment (21-0519-GPA1) from PCD (Planned Community Development) to MLA (Medium Low Attached Density residential) on 5.00 acres on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0519-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) on 5.00 acres on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
01/19/22	The City Council approved a request for a Variance (21-0519-VAR1) to allow proposed 10-foot tall retaining walls where six feet is the maximum allowed and a total wall height of 16 feet where 12 feet is the maximum allowed on 5.00 acres on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (21-0519-VAR2) to allow a Connectivity Ratio of 1.00 where 1.30 is required on 5.00 acres on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (21-0519-VAC1) public rights-of-way and U.S. Government Patent Easements generally located on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
1/19/22	The City Council approved a Tentative Map (21-0519-VAR1) for a 25-lot single-family residential subdivision (Alpine Ridge West) on 5.00 acres on the west side of Alpine Ridge Way, approximately 310 feet south of Kyle Canyon Road. The Planning Commission recommended approval; staff recommended denial.
10/11/22	The Planning Commission voted to Withdraw Without Prejudice a request for a General Plan Amendment (22-0267-GPA1) from PCD (Planned Community Development) to M (Medium Density Residential) and H (High Density Residential) on 28.27 acres on the north side of Kyle Canyon Road, approximately 335 feet west of Alpine Ridge Way.
	The Planning Commission voted to Withdraw Without Prejudice a request for a Rezoning (22-0267-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) and R-4 (High Density residential) on 28.27 acres on the north side of Kyle Canyon Road, approximately 335 feet west of Alpine Ridge Way.
11/16/22	The City Council approved a request for a General Plan Amendment (22-0172-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) on 1.80 acres at the northeast corner of Kyle Canyon Road and the Shaumber Road alignment. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (22-0172-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on 1.80 acres at the northeast corner of Kyle Canyon Road and the Shaumber Road alignment. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0172-SUP1) for a proposed 3,800 square-foot Alcohol, On-Premise Full use at the northeast corner of Kyle Canyon Road and the Shaumber Road alignment. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0172-SUP2) for a proposed 3,800 square-foot Gaming Establishment, Restricted (6 to 15 Machines) use with a Waiver to allow a 1,195-foot distance separation from a site that is designated to be a city park where 1,500 feet is required at the northeast corner of Kyle Canyon Road and the Shaumber Road alignment. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/16/22	The City Council approved a request for a Site Development Plan Review (22-0172-SDR1) for a proposed 6,024 square-foot commercial development consisting of two buildings with an 828 square-foot outdoor patio area on 1.80 acres at the northeast corner of Kyle Canyon Road and the Shaumber Road alignment. The Planning Commission and staff recommended approval.
01/10/23	<p>The Planning Commission voted (6-0-1) to abey the following project requests on 2.33 acres at the southwest corner of Kyle Canyon Road and Alpine Ridge Way to the April 11, 2023 Planning Commission meeting: 22-0651-GPA1 FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL);</p> <p>22-0651-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL);</p> <p>22-0651-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE;</p> <p>22-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 104,256 SQUARE-FOOT, 541-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS.</p>
04/11/23	<p>The Planning Commission voted (6-0) to abey the following project requests on 2.33 acres at the southwest corner of Kyle Canyon Road and Alpine Ridge Way to the July 11, 2023 Planning Commission meeting: 22-0651-GPA1 FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL);</p> <p>22-0651-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL);</p> <p>22-0651-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE;</p> <p>22-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 104,256 SQUARE-FOOT, 541-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS.</p>

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/11/23	<p>The Planning Commission voted (6-0) to abey the following project requests on 2.33 acres at the southwest corner of Kyle Canyon Road and Alpine Ridge Way to the October 10, 2023 Planning Commission meeting:</p> <p>22-0651-GPA1 FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL);</p> <p>22-0651-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL);</p> <p>22-0651-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE;</p> <p>22-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 104,256 SQUARE-FOOT, 541-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS.</p>

<i>Most Recent Change of Ownership</i>	
11/09/20	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>	
11/03/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed Mini-Storage Facility, which will require General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review applications.

Neighborhood Meeting	
12/21/22	<p>A required neighborhood meeting was held at the Centennial Hills Library Multipurpose Room, 6711 North Buffalo Drive, Las Vegas, Nevada 89131 to discuss the land use change related to the proposed project.</p> <p><i>Meeting Start Time: 6:30 p.m.</i> <i>Meeting End Time: 7:30 p.m.</i></p> <p><i>Attendance:</i> <i>3 - Applicant and Associates</i> <i>1 representative from the Ward 6 Council Office</i> <i>Councilwoman Nancy Brune</i> <i>1 Department of Community Development staff member</i> <i>5 members of the public</i></p> <p>The meeting began with the applicant's representative presenting a brief overview of the proposed General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review.</p> <p>Two attendees were mostly opposed; the others were not entirely opposed, but did have some concerns:</p> <ul style="list-style-type: none"> • Small parcels are being developed individually, instead of large tracts of land, so road and other improvements sometimes undertaken by developers are not being put in. • Some think Kyle Canyon is a fire hazard area and developing there will add to the overall fire risk of the area for new and existing residents. Landscaping trees present increased fire risk. • Prefer down lighting or ideally motion detectors on lights in order to reduce light pollution. • Why have more trees when there is a water shortage? • How will the rip rap channel handle yearly snow melt/occasional flooding that comes down the canyon from Mt. Charleston? • SR 157 and SR 156/158 are Mt. Charleston residents' only access roads. They are concerned that two-lane roads with almost no shoulder will not be sufficient for the coming development. They are concerned that, in the event of an evacuation scenario, the roads may become severely jammed and pose safety issues.

Neighborhood Meeting	
12/21/22	<ul style="list-style-type: none"> • Claim that there are bad traffic jams that cover nearly all of SR 157 and SR 156/158 a couple of times a year. • Some animals, including burros, get hit by vehicles and killed, especially on 157. • Concerns about people driving under the influence down the mountain, due to the increased intensity of alcohol at higher altitudes. • Concerns about light pollution. One resident stated the Mt. Charleston Town Advisory Board voted a resolution in favor of dark skies. • Unique endemic species that live in the Mt. Charleston area migrate up and down the canyon; development will kill those endemic species. • Impact fees don't cover the protection of native plant and animal species. • <p>The neighborhood meeting concluded with some of the neighbors remaining to ask one-on-one questions with the representatives for both the developer and the City.</p>

Field Check	
12/05/22	The site is undeveloped with desert vegetation. The site slopes down from west to east across the site. Alpine Ridge Way adjacent to the site is an unimproved gravel road. Minimal trash and debris on the site was observed. An underground vault for electrical utility was also observed adjacent to the site.

Details of Application Request	
Site Area	
Gross Acres	2.33
Net Acres	2.03

<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	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	MLA (Medium Low Attached Density Residential)	R-TH (Single Family Attached)
East	Undeveloped	Ranch Estate Neighborhood - Clark County	R-U (Rural Open Land) - Clark County
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y*
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (south side of Kyle Canyon Rd) - proposed	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

*While a specific plan for the Kyle Canyon area is not currently in place, future compatibility of the development with the proposed Area Plan is uncertain and will depend on the Area Plan's specific recommendations.

**A trail alignment is planned along the south side of Kyle Canyon Road, but is not currently shown on the adopted Trails and Bike Streets Map in the Las Vegas 2050 Master Plan.

DEVELOPMENT STANDARDS*Pursuant to Title 19.08, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	88,427 SF	N/A
Min. Lot Width	100 Feet	296 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front (Kyle Canyon Rd) • Side • Corner (Alpine Ridge Wy) • Rear 	10 Feet 10 Feet 10 Feet 20 Feet	35 Feet 66 Feet 53 Feet 52 Feet	Y Y Y Y
Max. Lot Coverage	50 %	34 %	Y
Max. Building Height	N/A	3 Stories/45 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened - gate or roof not indicated	By condition
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards

Development of this site is not subject to residential adjacency standards. Adjacent U (Undeveloped) and R-TH (Single Family Attached) zoning districts are not eligible for protection under Title 19.08.040, and neither is adjacent unincorporated property.

Existing Zoning	Permitted Density	Units Allowed*
U (Undeveloped)	2.17 du/ac	4
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	8.00 du/ac	16
Proposed General Plan	Permitted Density	Units Allowed
SC (Service Commercial)	N/A	N/A

*Assumes net area of site after dedication of land for public rights-of-way.

Pursuant to Title 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12 Trees	3 Trees	N*
• South	1 Tree / 20 Linear Feet	13 Trees	25 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	6 Trees	N*
• West	1 Tree / 20 Linear Feet	13 Trees	6 Trees	By Condition
TOTAL PERIMETER TREES		45 Trees	40 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		5 Feet	N**
• South	8 Feet		10 Feet	Y
• East	15 Feet		5-23 Feet	N**
• West	8 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-foot decorative CMU wall along west and south PLs	Y

*An Exception is requested. See Exception table below.

**A Waiver is requested. See Waiver table below.

<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>
Alpine Ridge Way	Major Collector	Master Plan of Streets and Highways Map	0	N*
Kyle Canyon Rd	Primary Arterial	Master Plan of Streets and Highways Map	32	N*

*A condition of approval of SDR1 will require dedication of the west half of Alpine Ridge Way. Kyle Canyon Road will be constructed according to Nevada Department of Transportation requirements.

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	541 units [no rental vehicles offered]	1 space per 50 storage units, plus 5 spaces outside security fence	16				
TOTAL SPACES REQUIRED			16		25		Y
Regular and Handicap Spaces Required			15	1	23	2	Y
Loading Spaces	104,256 sf	3 spaces, plus 1 additional space per each 100,000 sf over 50,000 sf	4		4		Y

Waivers		
Requirement	Request	Staff Recommendation
Buildings on corner lots should be oriented to the corner and to the street fronts	To allow the proposed mini-storage building to be set back from the street frontages	Denial
15-foot wide perimeter landscape buffer along rights-of-way	To allow a 5-foot perimeter buffer along portions of the north and east property lines	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One 24" box tree at 20-foot intervals within perimeter buffers	3 trees in north buffer where 12 required	Denial
One 24" box tree at 20-foot intervals within perimeter buffers	6 trees in east buffer where 7 required	Denial