



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: Bismi Series Holdings, Series 2, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0496-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0496-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Only

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0496-EOT1 CONDITIONS

Planning

1. This approval shall expire on September 13, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0414-SUP1) 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.

24-0496-EOT2 CONDITIONS

Planning

1. This approval shall expire on September 13, 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 (22-0414-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.

Staff Report Page One**November 12, 2024 - Planning Commission Meeting****** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for Extensions of Time for an approved Special Use Permit (22-0414-SUP1) for a Mini-Storage Facility use in Town Center and an approved Site Development Plan Review (22-0414-SDR1) for a proposed three-story, 82,214 square-foot mini-storage development on the south side of Sky Pointe Drive, approximately 315 feet west of Tenaya Way.

ISSUES

- These are the first Extension of Time requests for the approved entitlements.
- No building permits have been issued for construction of this development, and no applications have been submitted for review. Civil improvement plans have not yet been submitted.
- Ownership of the property changed 11/14/22.

ANALYSIS

The approved entitlements were approved by Planning Commission on September 13, 2022. Staff had recommended denial based on building design characteristics that deviated from Town Center design standards. The site is zoned T-C (Town Center) with a SC-TC (Service Commercial - Town Center) Special Land Use Designation. It is part of a larger commercial subdivision at the northwest and southwest corners of Sky Pointe Drive and Tenaya Way and includes an animal hospital, hotel and tavern that have been fully built out. The U.S. 95 freeway is located to the south.

No building permits have been issued for construction of this development, and no applications have been submitted for review. Civil improvement plans have not yet been submitted. Per the applicant, additional time is needed to secure project financing.

During a recent field check, staff noted the subject site was free of litter and debris, but some weeds were present on the perimeter. A paved access road for the commercial subdivision runs through the site, connecting a driveway from Sky Pointe Drive to parking at the rear of the existing tavern.

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FINDINGS (24-0496-EOT1 and EOT2)

Other than the subject site, the surrounding commercial subdivision and adjacent parcels have all been developed, and the approved Mini-Storage Facility use remains appropriate in this location. Staff therefore recommends approval of the requested Extensions of Time of the approved Special Use Permit (22-0414-SUP1) and Site Development Plan Review (22-0414-SDR1) for a two-year period. If denied, these entitlements will be deemed expired as of September 13, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/03/98	The Planning Commission approved a Final Map (FM-0099-98) for a two-lot commercial subdivision (Ann/Tenaya) at the northwest corner of Sky Pointe Drive and Tenaya Way. The map was recorded 02/26/99.
12/07/98	The City Council approved a request for Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development - 7 Units per Acre), R-PD11 (Residential Planned Development - 11 Units per Acre), R-CL (Single Family Compact-Lot), C-2 (General Commercial), C-1 (Limited Commercial), C-V (Civic) and PD (Planned Development) Zones to T-C (Town Center) on a 1,468-acre portion of Northwest Las Vegas. The Planning Commission and staff recommended approval.
04/05/00	The City Council approved a request for a Special Use Permit (U-0010-00) for a proposed Mini-Storage Facility on the south side of Sky Pointe Drive, adjacent to Tenaya Way. The Planning Commission and staff recommended approval. The approval expired 06/05/04.
	The City Council approved a request for a Site Development Plan Review [Z-0076-98(13)] for a proposed commercial center on 4.50 acres on the south side of Sky Pointe Drive, adjacent to Tenaya Way. The Planning Commission and staff recommended approval. The approval expired 06/05/04.
09/13/22	The Planning Commission approved a request for a Special Use Permit (22-0414-SUP1) for a proposed Mini-Storage Facility use on the south side of Sky Pointe Drive, approximately 305 feet west of Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (22-0414-SDR1) for a proposed 82,214 square-foot, three-story mini-storage facility with Waivers of Town Center Development Standards on 1.03 acres on the south side of Sky Pointe Drive, approximately 315 feet west of Tenaya Way. Staff recommended denial.

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Most Recent Change of Ownership

11/14/226	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits or business licenses relevant to the subject request.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

10/03/24	Staff noted a vacant, unpaved lot adjacent to parking lots for an existing tavern and animal hospital. The site was free of litter and debris, but some weeds were present on the western edge.
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Details of Application Request**Site Area**

Net Acres	1.03
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
North	Residential, Multi-Family	M-TC (Medium Density Residential - Town Center)	T-C (Town Center)
South	U.S. 95 Freeway	Right-of-Way	Right-of-Way
East	Alcohol, On-Premise Full	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
West	Animal Hospital, Clinic or Shelter (with no Outside Pens)	SC-TC (Service Commercial - Town Center)	T-C (Town Center)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center 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	N/A
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