



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 17, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: ROSSER DEVELOPMENT COMPANY, LLC -
OWNER: ALTA DECATUR STORAGE, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0276-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0276-EOT2	Staff recommends APPROVAL, subject to conditions:	24-0276-EOT1
24-0276-EOT3	Staff recommends APPROVAL, subject to conditions:	24-0276-EOT1 24-0276-EOT2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Only

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0276-EOT1 CONDITIONS

Planning

1. This approval shall expire on May 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0772-VAR1) 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.

24-0276-EOT2 CONDITIONS

Planning

1. This approval shall expire on May 18, 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 (21-0772-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.

24-0276-EOT3 CONDITIONS

Planning

1. This approval shall expire on May 18, 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 (21-0772-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

The applicant is requesting Extensions of Time for approved entitlements for a proposed mini-storage facility on 1.57 acres on the north side of Alta Drive, approximately 280 feet west of Decatur Boulevard.

ISSUES

- These are the first Extension of Time requests for the approved parking Variance (21-0772-VAR1), Special Use Permit for the Mini-Storage Facility use (21-0772-SUP1) and Site Development Plan Review (21-0772-SDR1) related to the project.
- The property was sold in October 2022. The new owner is requesting additional time to submit and review plans for the mini-storage facility.

ANALYSIS

The site is zoned C-2 (General Commercial), which allows the Mini-Storage Facility use. The site is located midblock and is part of a larger commercial subdivision that was recorded in 2020. A senior citizen apartments development to the north of this site that was under construction at the time of approval is now completed, as well as a restaurant with drive-through to the east.

The following requests related to this project were approved by the City Council on May 18, 2022:

- A Variance (21-0772-VAR1) to allow 13 parking spaces where 19 are required;
- A Special Use Permit (21-0772-SUP1) for a proposed Mini-Storage Facility use with a Waiver to allow a stucco façade where decorative block is required adjacent to a residential use; and
- A Site Development Plan Review (21-0772-SDR1) for a proposed three-story, 685-unit, 101,311 square-foot mini-storage facility.

No building permit applications have been submitted for the mini-storage facility project. The property was sold to the current owner shortly after the project was approved. The applicant is requesting additional time to prepare and submit construction and improvement plans. Construction is expected to be completed in 2025.

During a field check staff noted that the site was free from trash and graffiti, and that the ground was covered with a packed hardscape material.

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FINDINGS (24-0276-EOT1 through EOT3)

Commercial zoning and land use in the vicinity of this site has remained stable since the original approval, and the adjacent properties have been built out. The project as approved remains appropriate for this site. Staff therefore recommends approval of the requested Extensions of Time for a period of two years, subject to conditions. If denied, 21-0772-VAR1, 21-0772-SUP1 and 21-0772-SDR1 would be deemed to be expired as of May 18, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/03/78	The Board of City Commissioners approved a request for a Reclassification of Property (Z-0031-78) from R-1 (Single Family Residence) to C-2 (General Commercial), proposed use: shopping center at the southwest corner of Decatur Boulevard and Meadows Lane. The Planning Commission recommended approval.
06/06/07	The City Council approved a request for a Rezoning (ZON-18208) from R-1 (Single Family Residential) to C-2 (General Commercial) on a 1.00-acre portion of 9.34 acres at 400 Decatur Boulevard. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Variance (VAR-18210) to allow 507 parking spaces where 783 are required at 400 Decatur Boulevard. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-19129) for an Auto Paint & Body Repair Shop (Bill Heard Auto Body) at 400 Decatur Boulevard. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-18206) for a 123,669 square-foot expansion of an existing automobile service facility at 400 Decatur Boulevard. The Planning Commission and staff recommended denial.
04/18/12	The City Council approved a request for a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the redevelopment area to Commercial or Mixed-Use. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/04/19	The City Council approved a request for a Variance (VAR-76702) to allow 846 parking spaces where 970 are required on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-76703) for a Multi-Family Residential use at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-76704) for a proposed three-story, 240-unit, multi-family development, and a four-story mixed-use development consisting of 240 residential units and 27,500 square feet of commercial space on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
10/22/19	The Planning Commission approved a Tentative Map (TMP-77350) for a one-lot commercial subdivision (Decatur and Alta) on 19.62 acres at 400 South Decatur Boulevard. Staff recommended approval.
05/12/20	The Planning Commission approved a request for a Major Amendment (SDR-78599) to a previously approved Site Development Plan Review (SDR-76704) for a proposed parking lot and site reconfiguration with a 16,121 square-foot decrease in commercial space with waivers of the perimeter landscape buffer requirements on 19.62 acres at 400 South Decatur Boulevard.
06/04/20	A Final Map (FMP-77782) for a one-lot commercial subdivision (Decatur and Alta) on 19.63 acres at 400 South Decatur Boulevard was recorded.
03/23/21	Department of Planning Staff administratively approved a request for a Minor Amendment (21-0078-SDR1) of an approved Site Development Plan Review (SDR-78599) for a proposed four-story tall, 72-unit hotel development on 1.54 acres located on the north side of Alta Drive, approximately 310 feet west of Decatur Boulevard.
04/18/22	The City Council approved a request for a Variance (21-0772-VAR1) to allow 13 parking spaces where 19 are required on 1.57 acres at 450 South Decatur Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (21-0772-SUP1) for a proposed Mini-Storage Facility use with a Waiver to allow a stucco façade where decorative block is required adjacent to a residential use at 450 South Decatur Boulevard. The Planning Commission recommended approval; staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/18/22	The City Council approved a request for a Site Development Plan Review (21-0772-SDR1) for a proposed 685-unit, 101,311 square-foot mini-storage facility on 1.57 acres at 450 South Decatur Boulevard. The Planning Commission recommended approval; staff recommended denial.
09/21/22	The City Council approved a Petition to Vacate (22-0336-VAC1) a portion of the north side of Alta Drive, west of Decatur Boulevard. The Order of Vacation was recorded 12/15/22.

<i>Most Recent Change of Ownership</i>	
10/11/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/08/16	A building permit (C-319533) was issued for the demolition of a billboard at 400 Decatur Boulevard. The permit was finalized on 06/15/16.
01/28/21	Building permits (C20-02913, 02914 and 02915) were issued for a 4-story, 240-unit senior apartment building, maintenance building and onsite improvements at 450 South Decatur Boulevard. C20-02914 and C20-02915 were finalized 09/06/22 and 09/13/22; C20-02913 has not been finalized.
02/02/21	Building permits (C20-02943-02955) were issued for 10 apartment buildings containing a total of 240 units, maintenance building and onsite improvements at 5150 Meadows Lane. The permits were finalized between 02/01/22 and 08/05/22.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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

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Field Check	
06/12/24	The subject site is undeveloped but free of vegetation and covered with a loose hardscape material. No trash or graffiti was noted. A post and chain fence was located along the frontage. Access to the north side of the site was gated and is intended for the adjacent senior citizen apartments development.

Details of Application Request	
Site Area	
Net Acres	1.57

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	TOD-1 (Transit-Oriented Development - High)	C-2 (General Commercial)
North	Senior Citizen Apartments	TOD-1 (Transit-Oriented Development - High)	C-2 (General Commercial)
South	Shopping Center	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
East	Restaurant	TOD-1 (Transit-Oriented Development - High)	C-2 (General Commercial)
West	Residential, Multi-Family	TOD-1 (Transit-Oriented Development - High)	R-5 (Apartment)
	Undeveloped		R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails (Shared-Use Trail - north side of Alta Drive) - proposed	N
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A