



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: 120 W OWENS SELF STORAGE, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0401-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

**8**

**NOTICES MAILED**

199 (by City Clerk)

**PROTESTS**

0

**APPROVALS**

0

**\*\* CONDITIONS \*\***

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**24-0401-SDR1 CONDITIONS**

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**Planning**

1. 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.
2. All development shall be in conformance with the site plan, and sign elevations, date stamped 07/25/24, except as amended by conditions herein.
3. 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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 approval of an 80-foot tall on-premise, internally illuminated freestanding sign related to an approved four-story mini-storage development on the north side of Owens Avenue west of Interstate 15.

**ISSUES**

- Pursuant to Title 19.08.120, a freestanding sign within 200 feet of Interstate 15, such as the proposed sign, may be increased to a height equal to 80 feet when authorized by the City Council after review by the Planning Commission.
- A sign simulation submitted by the applicant shows that the sign would not be visible from Interstate 15 if constructed at a height of 40 feet.

**ANALYSIS**

The property is zoned C-2 (General Commercial) and is located within the West Las Vegas Plan area. The related mini-storage facility development was previously approved July 20, 2022. Permits have been issued for the facility, but construction has not been completed.

The sign is proposed to be located at the southeast corner of the site with a 10-foot setback from the Owens Avenue right-of-way. It is intended to be visible from the northbound and southbound lanes of Interstate 15. The freeway in this area is sunken and bermed with trees near the top of the berm. A flood channel approximately 60 feet in width is located to the east of the subject site and adjacent to Interstate 15, further necessitating an increase in sign height to maintain visibility.

The maximum height of a freestanding sign in the C-2 District is 40 feet. For sites near freeways, the sign may be raised up to a maximum of 80 feet with review and approval of the City Council upon recommendation of the Planning Commission. The applicant has submitted sign simulations showing that a sign with a height of 80 feet would be tall enough to be visible over the freeway berms and treeline.

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Based on the Owens Avenue frontage, the sign may have a maximum area of 360 square feet. As proposed, the sign conforms to Title 19 requirements. The sign is also well below the 175-foot height restriction of the Airport Overlay District. The nearest single-family dwelling is located approximately 375 feet to the southwest, thereby meeting Residential Protection Standards. A public park is located to the south across Owens Avenue. Staff has determined that the sign would therefore be compatible with development in the area and therefore recommends approval, subject to conditions.

**FINDINGS (24-0401-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 freestanding sign would be located along rights-of-way that include Owens Avenue and Harrison Avenue, collectively totaling 110 feet in width. The proposed sign faces Interstate 15, the north side of Owens Avenue consists of strictly commercial uses, and the nearest single-family dwelling is located approximately 375 to the southwest.

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

The proposed illuminated freestanding sign meets Title 19.08 sign criteria and Residential Protection Standards. The request is consistent with other freestanding signs along freeways.

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

The proposed freestanding sign will not have a negative impact on adjacent roadways.

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

The sign will be constructed of permanent, durable materials in accordance with Title 19.08.120 and building codes.

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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 submitted elevations indicate a sign that is aesthetically pleasing with an off-white painted pole cover to ensure no pole exposure.

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

The proposed sign will be subject to permit review and inspection, thereby protecting the public health, safety and general welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
07/20/22	The City Council approved a request for a Site Development Plan Review (22-0221-SDR1) for a proposed 1,100-unit, four-story, 156,852 square-foot mini-storage development on 2.39 acres at 120 West Owens Avenue. The Planning Commission and staff recommended approval.
07/16/24	An application was accepted for the first Extension of Time (24-0382-EOT1) of an approved Site Development Plan Review (22-0221-SDR1) for a proposed 1,100-unit, four-story, 156,852 square-foot mini-storage development on 2.39 acres at 120 West Owens Avenue. The application was pulled on 07/23/24 after 22-0221-SDR1 was exercised following issuance of a permit for the mini-storage development.
10/08/24	The Planning Commission (7-0 vote) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED 80-FOOT TALL, 360 SQUARE-FOOT ILLUMINATED FREESTANDING SIGN on 2.39 acres at 260 West Owens Avenue (APN 139-22-404-005), C-2 (General Commercial) Zone, Ward 5 (Crear).

<b><i>Most Recent Change of Ownership</i></b>	
10/06/23	A deed was recorded for a change in ownership.

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<b><i>Related Building Permits/Business Licenses</i></b>	
11/26/19	A building permit (C19-5252) was issued for a 100 amp service panel at 120 West Owens Avenue. A final inspection was approved 12/09/19.
11/26/22	A Technical Drainage Study (DS05626) for a proposed mini-storage facility at the northwest corner of Owens Avenue and Interstate 15 was submitted for review. The study is currently in its fourth review.
02/06/24	A Land Development permit (L24-00239) was issued for 10 potholes along Owens Avenue between H Street and B Street. A final inspection has not been approved.
04/11/24	Civil improvement plans (L23-00892) were approved for offsite improvements associated with a proposed mini-storage facility at Owens Avenue and B Street. The site is currently in the inspections stage.
07/01/24	A building permit (C23-04326) was issued for early grading of a 2.39-acre site related to a proposed mini-storage facility at 120 West Owens Avenue. A final inspection has not been approved.
07/22/24	A building permit (C23-02501) was issued for a four-story, 158,844 square-foot mini-storage facility at 260 West Owens Avenue. A final inspection has not been approved.

<b><i>Pre-Application Meeting</i></b>	
07/24/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. No major issues arose from the discussion.

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

<b><i>Field Check</i></b>	
08/01/24	The site is undeveloped and bound on the east by a flood channel, which is adjacent to Interstate 15. A minor amount of weeds were noted.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	2.39

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Mini-Storage Facility [approved]	C (Commercial)	C-2 (General Commercial)
North	Outdoor Storage	GC (General Commercial)	C-2 (General Commercial)
South	Public Park or Playground	FBC (Form-Based Code)	T4-M (T4 Maker)
East	Flood channel / Interstate 15 Freeway	Right-of-Way	Right-of-Way
West	Outdoor Storage / Off-Premise Sign	C (Commercial)	C-2 (General Commercial)
		GC (General Commercial)	C-2 (General Commercial)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (175 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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## DEVELOPMENT STANDARDS

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

<b><i>Freestanding Signs:</i></b>			
<b><i>Standards</i></b>	<b><i>Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Maximum Number	1 / 200 Feet street frontage 1 total	1 freestanding sign	Y
Maximum Area	2 SF / foot street frontage 360 SF	360 SF	Y
Maximum Height	40 Feet*	80 feet	Y*
Minimum Setback	5 Feet	10 Feet	Y
Illumination	Internal/External	Internal	Y

\*Per Title 19.08.120.F Table 12, signs within 200 feet of and readable from a designated freeway may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.