

May 20, 2021

Las Vegas Self Storage
4700 N. Rancho Dr.
Las Vegas, NV 89130

Issue:

Development of a 4 story, 140,602 square foot self-storage building with covered RV Storage Parking at the rear. The development would propose a 45' high building elevation with a footprint at 71'-0" and 3rd and 4th floors above at 56'-0" from the property line adjacent to a Residential Zone. The code required setback for a building of this height would be 135'-0". We are requesting a Variance to develop our 45' high building at a reduced distance from the adjacent residential property.

Information:

Number of Employees – There will be 4 to 5 / No Proposed Residents.

Hours of Operation - Office hours will be 9:00 am to 6 pm on the weekdays (10 am-4 pm Saturday, 10 am-2 pm Sunday).

Similar Developed Projects – The developer has constructed several other state-of-the-art projects similar to this at various locations across the United States, many of which have won design awards or become a beacon of design in the communities in which they are constructed.

State License Requirements – There are no state license requirements.

<i>Sustainability (if applicable – if yes, please explain)</i>	Yes	No
Will this project participate in the City of Las Vegas Green Building Program?		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? This project will likely provide for solar panels on the covered RV Parking.	X	
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community (for Residential and Mixed-Use projects only)? N/A		
Is the project using any means of sustainable construction? This project will provide covered RV parking, a white roof, drought tolerant landscape and a fully insulated structure with climate-controlled ranges of 70 to 85 degrees.	X	
Will this project meet the intent of the Urban Forestry Initiative?		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

21-0330
05/20/2021

Findings:

Metro Commercial Realty Corporation Investor and Magellan Architecture are seeking a Site Development Plan to construct what we expect to be the nicest Self-Storage Facility in the Las Vegas area. This facility will be a state-of-the-art, Class V5, 4 level (45' tall) 138,664 square foot, climate controlled self-storage building containing an accessory storage office for unit rentals and some packing materials. There will also be 30 covered RV/Boat storage spaces along with 25 standard parking spaces and 2 accessible stalls. On the 2.56 Acre, 111,514 square foot site, the building will cover 28% of the site area. Development of the proposed project would include utility connections, drainage improvements, grading, landscaping, buffer enhancements, and all associated improvements. Also included, will be a new trash and recycle enclosure.

The proposed development is compatible with the adjacent development and other development in the area. It is consistent with General Plan, this title, the Design Standards Manual, the Landscape, Wall, and Buffer Standards and other duly adopted city plans policies and standards (aside from the requested variance). The current property owner is in the process of installing a left-hand turn lane into the center median which will allow southbound traffic to safely make a left-hand turn into the site and create left in / left out site access (See enclosed progress plans including civil grading and drainage). From there, the development will provide for complete circulation around the site. Since the storage use has one of the least demanding traffic impacts, we do not anticipate any effect on adjacent neighborhoods or roadways.

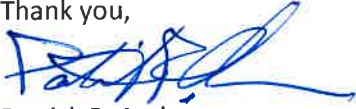
The architecture will be a mixture of modern commercial architecture with elevations including a CMU base, metal paneling/stucco and metal framed canopies and belly bands/reveals as accents. The design will also include a majority of vision glass with some spandrel glass at the main points of access and other specified locations to break up the building. Note that there are no proposed windows to the rear of the project towards the residential parcels to ensure that there are not any issues with privacy, especially with our requested proximity. Construction will be a Type II-A, non-combustible, fully sprinklered structure, utilizing the newest version of the California Building Code and Las Vegas Municipal and Design codes. Landscape area would take approximately 18,515 sf of the site with an assortment of trees and shrubs throughout (see Landscape Plan) which are both drought tolerant and appropriate for this area and the City. The site will be fenced and gated for security with the required Fire Department Accessibility features.

Planned office hours will be 9:00 am to 6 pm on the weekdays (10 am-4 pm Saturday, 10 am-2 pm Sunday). There will be 4-5 employees. Staff and storage tenants will generally be able to access the facility with a security code from 7 am to 7 pm daily and RV/Boat storage will be able to access their vehicles with a separate security code from 7 am to 3 pm

21-0330
05/20/2021

The shape of the site is long and narrow with sharp acute angles reducing the developable area. Once we plan for the circulation at the front of the building and the setback at the rear, we would be left with a 22' wide buildable area along access areas without parking and no building of that height in areas with parking. There is an existing 6' high wall at the rear of the property adjacent to the residential property where there are existing 3-story homes. If we were to build a wall tall enough to screen view of our property, it would severely limit the view and light into those adjacent residences. What we are proposing is to construct a building far enough away that the residential property would retain its light and open view with a highly enhanced rear elevation that would mimic the look of a modern multifamily residence. We feel that the project as designed would not cause any detriment to the public good and would in fact enhance the adjacent uses with great architectural design, reduced noise pollution from N. Rancho Drive and a minimized activity as opposed to other commercial uses. The planned new construction will hopefully bring a high-quality project to the local residents which will address the current demand for this use and help improve the aesthetics of the surrounding area.

Thank you,



Patrick R. Andersen

Principal

Magellan Architecture and Metro Commercial Realty Corporation

21-0330
05/20/2021