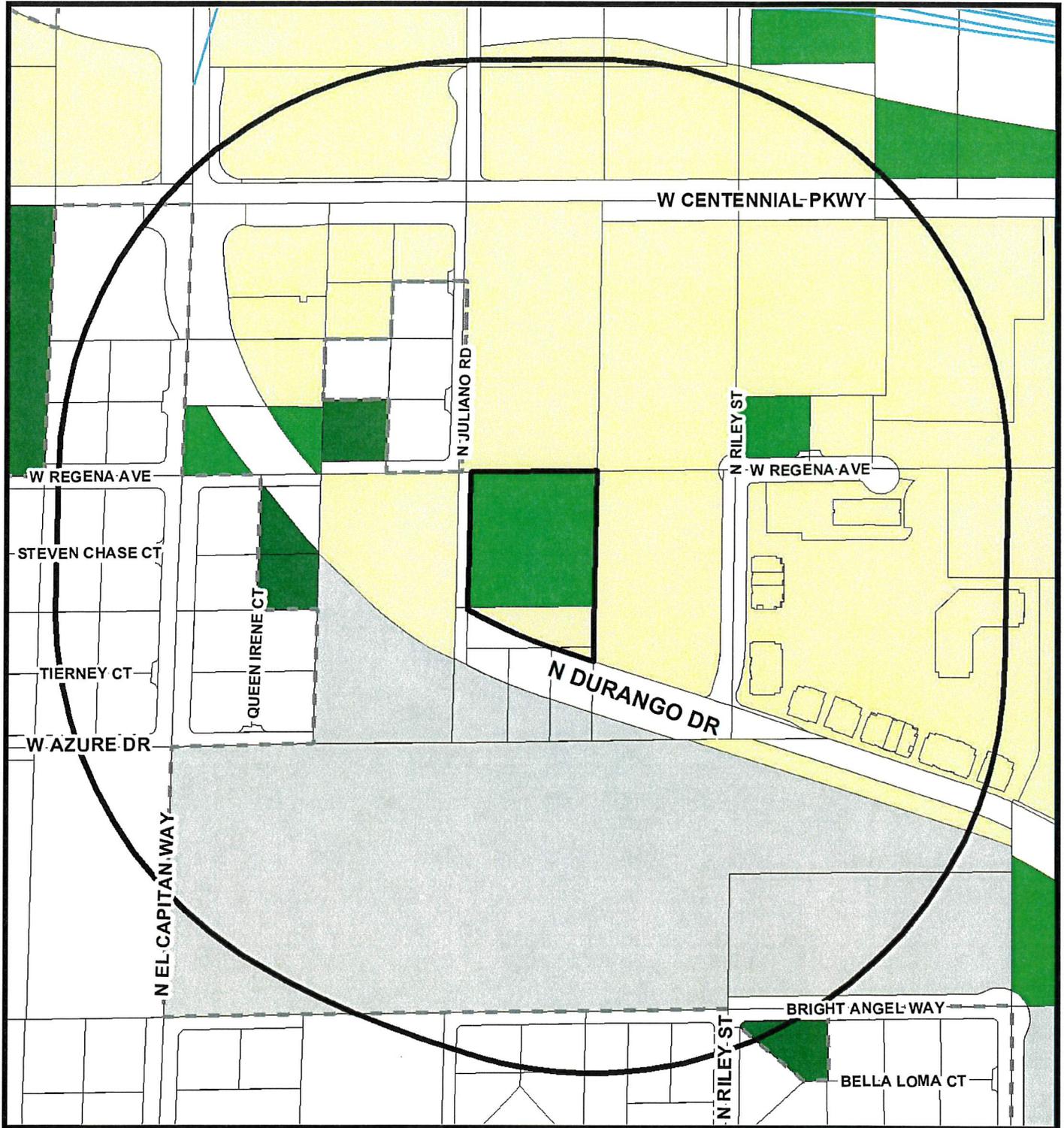


21-0153-ZON1



**Zoning**

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> U - (GPA Designation) Undeveloped</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-A - Ranch Acres</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> R-E - Residence Estates</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> R-D - Single Family Residential-Restricted</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-PD - Residential Planned Development</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-1 - Single Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-CL - Single Family Compact-Lot</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black;"></span> R-SL - Residential Small Lot</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-TH - Single Family Attached</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-2 - Medium-Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> R-3 - Medium Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> R-4 - High Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> R-5 - Apartment</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> R-MH - Mobile/Manufactured Home Residence</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> R-MHP - Residential Mobile/Manufactured Home Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> T3-N - T3 Neighborhood</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black; border-style: dashed;"></span> T3-N-O - T3 Neighborhood Open</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></span> T4-C - T4 Corridor</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></span> T4-MS - Main Street</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></span> T4-N - T4 Neighborhood</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> T5-N - T5 Neighborhood</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> T5-M - T5 Maker</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> T5-MS Main Street</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> T5-C - T5 Corridor</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> T6-UC - T6 Urban Core</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> T6-UG - Urban General</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black; border-style: dashed;"></span> T6-UG-L - T6 Urban General Limited</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> P-R - Professional Offices and Parking</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> P-O - Professional Office</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> N-S - Neighborhood Service</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> O - Office</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> C-D - Designed Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black;"></span> C-1 - Limited Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black;"></span> C-2 - General Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> C-PB - Planned Business Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> C-M - Commercial/Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></span> M - Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> C-V - Civic</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> P-C - Planned Community</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black;"></span> T-D - Traditional Development</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black;"></span> PD - Planned Development</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> T-C - Town Center</li> </ul> |
|---|---|---|

**FROM U TO T-C**

- Subject Property
- 1000R Buffer
- City Limits



GIS maps are normally produced only to meet the needs of the City. Due to continuous development a safety map may be for reference only. Geographic Information System Planning & Development Dept. 732-229-8551

Date: Thursday, July 8, 2021

Submitted after final agenda #10

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

**PLANNING COMMISSION MEETING DATE: JULY 13, 2021**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT: GUARDIAN STORAGE CENTERS, LLC -  
OWNER: JAMES MARSH**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
21-0153-ZON1	Staff recommends APPROVAL.	
21-0153-SUP1	Staff recommends APPROVAL, subject to conditions:	21-0315-ZON1
21-0153-VAC1	Staff recommends APPROVAL, subject to conditions:	21-0315-ZON1 21-0315-SUP1
21-0153-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0315-ZON1 21-0315-SUP1 21-0315-VAC1

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 17

**NOTICES MAILED** 98

**PROTESTS** 0

**APPROVALS** 0

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

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**21-0153-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Mini-Storage Facility use, except as amended by condition herein.
2. Approval of a Rezoning (21-0153-ZON1) and approval of and conformance to the Conditions of Approval for Vacation (21-0153-VAC1) and Site Development Plan Review (21-0153-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.

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**21-0153-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the 33-foot U.S. Government Patent Easements located along the southern boundary of assessor parcel number 125-29-502-027.
2. This Order of Relinquishment shall record concurrent with any mapping action or recording of rights-of-way or easements.

Conditions Page Two  
July 13, 2021 - Planning Commission Meeting

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0153-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation and/or Order of Relinquishment of Interest if a Patent Reservation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**21-0153-SDR1 CONDITIONS**

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**Planning**

1. Approval of a Rezoning (21-0153-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0153-SUP1) and Petition to Vacate (21-0153-VAC1) shall be required, if approved.
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, date stamped 05/24/21, landscape plan, date stamped 05/20/21 and building elevations, date stamped 06/21/21, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a three-story building where two stories is the maximum allowed.
5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a 10-foot rear yard setback where 20 feet is required.
6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow two interior parking area trees where 10 are required.
7. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow one landscape island where six are required.
8. A Waiver from LVMC Title 19.08 is approved to allow a five-foot landscape buffer along a portion of the south line where 15 feet is required.
9. An Exception from LVMC Title 19.08 is hereby approved, to allow 54 shrubs within the perimeter landscape buffer areas where 176 are required.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Four  
July 13, 2021 - Planning Commission Meeting

12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. Concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 21-0153-VAC1, shall be recorded to eliminate the U.S. Government Patent Easement in conflict with this proposed site.
17. Dedicate 10 feet of right-of-way on Durango Drive for the proposed right-turn lane, including an appropriate radius at Juliano Road, prior to the issuance of permits or concurrent with recordation of a Map for this site.
18. Construct all incomplete half-street improvements, including the proposed right-turn lane, on Durango Drive and Juliano Road adjacent to this site, including appropriate transition paving on Juliano Road (where legally able) concurrent with development of this site. 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.
19. 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.

Conditions Page Five  
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20. Submit a License Agreement for landscaping and private improvements in the Durango Drive and Juliano Road public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. 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).
21. 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; submittal of any construction drawings; or recordation of a Map; 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.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Rezoning, Site Development Plan Review, Special Use Permit and Vacation request for a proposed Mini-Storage development generally located at the northeast corner of Durango Drive and Juliano Road.

**ISSUES**

- Rezoning (21-0153-ZON1) is requested to allow a zone change from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center). Staff supports the request.
- Vacation (21-0153-VAC1) is requested to vacate public right-of-way generally located at the north side of the Regina Avenue alignment. Staff supports the request.
- A Mini-Storage Facility use is permitted in the T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Town Center Special Land Use Designation] with the approval of a Special Use Permit. Staff supports the request.
- A Waiver is requested to allow a three-story building where two stories is the maximum height allowed. Staff supports the request.
- A Waiver is requested to allow a 10-foot rear yard setback where 20 feet is required. Staff supports the request.
- A Waiver is requested to allow a five-foot landscape buffer along a portion of the south line where 15 feet is required. Staff supports the request.
- An Exception is requested to allow 54 shrubs within the perimeter landscape buffer areas where 176 are required. Staff supports the request.
- A Waiver is requested to allow two interior parking area trees where 10 are required. Staff supports the request.
- A Waiver is requested to allow one landscape island where six are required. Staff supports the request.

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## ANALYSIS

The subject undeveloped site is zoned U (Undeveloped) and T-C (Town Center) with an SX-TC (Suburban Mixed Use) Town Center Special Land Use Designation. It abuts an existing Convalescent Care Facility to the east and a City Park to the south. Properties adjacent to the north and west are currently undeveloped. Site development is subject to the Town Center Development Standards Manual (TCDSM). Where the TCDSM is silent (such as for perimeter landscape buffers), LVMC Title 19 applies. Site Development Plan Review (21-0153-SDR1) is requested to develop the site with a 137,841 square-foot, 669-unit Mini-Storage Facility.

The applicant requests to rezone lot with APN: 125-29-502-032 from U (Undeveloped) to T-C (Town Center). The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The Town Center (T-C) District is established to permit and encourage the development of a mixed-use employment center which will provide economic stability and diversification for the City of Las Vegas. The primary objective of the T-C District concept is to provide employment for in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The proposed T-C District is consistent with the subject sites current land use designation of Town Center and staff recommends approval of the rezoning request.

The Town Center Development Standards Manual does not offer a definition for the Mini-Storage Facility use. Per Title 19, a 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 development adheres to this definition as the applicant intends to operate a Mini-Storage Facility with storage options between 25 and 300 square feet.

### **Mini-Storage Facility Minimum (TCDSM) Special Use Permit Requirements:**

- a) No more than one manager or security residence shall be permitted.  
*This requirement is met, as the floor plan depicts one manager office.*
- b) Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.  
*This requirement is not applicable as the site is not located within the Main Street District.*

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- c) No business shall be conducted from or within a mini-warehouse facility.  
*This requirement is met as no business is proposed to be conducted from or within a mini-warehouse facility.*
- d) Retail sales of stored items on the premises is prohibited.  
*This requirement is met as no retail sales of stored items on premise is proposed.*
- e) The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.  
*This requirement is met as no commercial repair of motor vehicles, boats, trailers or other like vehicles is proposed.*
- f) The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.  
*This requirement is met as no operation of spray painting equipment, power tools, welding equipment or other similar equipment is proposed.*
- g) The production, fabrication or assembly of products shall be prohibited.  
*This requirement is met as no production, fabrication or assembly of products is proposed.*
- h) Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.  
  
*This requirement is not applicable as the site is not located within the Employment Center District.*
- i) Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.  
*This requirement is not applicable as the site is not located within the Employment Center District.*
- j) 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 by exterior walls.  
*This requirement is met as no outdoor storage is proposed.*

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- k) Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.  
*This requirement is met as the submitted elevations depict architectural enhancements including faux storefront windows and coated stucco giving the building an office appearance.*

The submitted plans depict a Mini-Storage development with four buildings, one focal three-story building in the center of the site and three single/two-story buildings along the north, east and west perimeters. The site is proposed to be accessed by Juliano Road, via Durango Drive. Waivers are requested to allow a three-story building where two stories is the maximum allowed and to allow a 10-foot rear yard setback where 20 feet is required. Staff supports both requests as the development design is compatible with the existing commercial development in the surrounding area.

Landscaping Waivers and Exceptions are requested of Title 19 perimeter landscape buffer and interior parking area requirements. The applicant proposes to provide a reduced landscape buffer width along a portion of the south property line and to provide a reduced amount of planting materials. Per the submitted justification letter, the landscape buffer adjacent to Durango Drive is reduced in order to accommodate the proposed dedicated deceleration lane. The landscape buffers with reduced planting materials are not visible from the right-of-way. Staff supports the requests, as they will have minimal impact on the surrounding area. All streetscape improvements adhere to Town Center requirements.

Within Town Center, a minimum of 20 percent of the gross property area proposed to be developed shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. This includes open-air courtyards, plazas, open space, patios and gathering places; and public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes. A combination of such features together with the parking lot landscaping, landscaped areas, buffers and landscaping in setback areas satisfies the 20 percent open space requirement for Town Center. The proposed development exceeds this requirement as 21 percent of open space is proposed.

Staff finds the requested Waivers and Exception will have minimal impact on surrounding development and will not detract from the proposed development meeting the overall intent of the Town Center Development Standards. Therefore, staff recommends approval of the requested Site Development Plan Review, subject to conditions.

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**FINDINGS (21-0153-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.**

The subject site is designated TC (Town Center). Rezoning the subject site to T-C (Town Center) conforms to the existing TC General Plan designation.

**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.**

If approved, development of the lot will be subject to Town Center SX-TC (Suburban Mixed Use) development standards which are compatible with the existing surrounding land uses and zoning districts.

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

The existing Undeveloped district is a holding district utilized until property is ready for development to a more intense, permanent use. Development factors in the area indicate the need for the subject site to be in conformance with the General Plan Designation of Town center.

**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.**

The subject site can be accessed from Durango Drive, a 120-foot Town Center Parkway Arterial and Juliano Road a 60-foot Town Center Tertiary which are sufficient in size to accommodate the needs of the T-C (Town Center) zoning district.

**FINDINGS (21-0153-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:

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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.**

The proposed Mini-Storage Facility use can be conducted in a manner that is harmonious and compatible with the existing commercial land uses in the surrounding area.

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

The proposed Mini-Storage development is physically suitable for the type and intensity of the proposed land 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.**

The subject site can be accessed from Juliano Road a 60-foot Town Center Tertiary via Durango Drive, a 120-foot Town Center Parkway Arterial which are sufficient in size to accommodate the needs of the proposed 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.**

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

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

The proposed use meets all minimum requirements for the Mini-Storage Facility use listed within the Town Center Development Standards Manual.

**FINDINGS (21-0153-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;**

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The proposed development can be conducted in a manner that is harmonious and compatible with the existing development in the surrounding area which includes commercial services of similar intensity.

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

Waivers of Title 19 and the Town Center Development Standards Manual are requested regarding landscaping, building height and setback. Staff finds the requests compatible with existing development in the surrounding area and thereby recommends approval.

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

The subject site can be accessed from Juliano Road a 60-foot Town Center Tertiary via Durango Drive, a 120-foot Town Center Parkway Arterial which are sufficient in size to accommodate the needs of the proposed use.

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

The proposed Mini-Storage development is compatible with the adjacent uses. The building façade features architectural enhancements including faux storefront windows and coated stucco giving the building an office appearance. The proposed landscape materials adhere to the Southern Nevada Regional Plant List recommendations.

- 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 building elevations are designed as to appear as an office or retail facility. The aesthetic features are not unsightly, undesirable or obnoxious in appearance.

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

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

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**FINDINGS (21-0153-VAC1)**

Staff has no objections to the proposed Vacation of the north side of Regena Avenue adjacent to this development, as it is not needed. Therefore, staff recommends approval, subject to conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
06/19/02	The City Council approved Annexation (A-0087-01(A)) request to annex property generally located adjacent to the northeast corner of Juliano Road and Azure Way.
08/21/02	The City Council approved a request for a General Plan Amendment (GPA-0019-02) from L (Low Density Residential) to SX-TC (Suburban Mixed Use – Town Center) as part of a larger request, which the subject parcel, is a part. The Planning Commission and staff recommended approval.
03/16/11	The City Council approved Rezoning (ZON-40469) request from R-E (Residence Estates) to T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road.

<b><i>Most Recent Change of Ownership</i></b>	
06/20/16	A deed was recorded for a change in ownership. (APN 125-29-502-032)
05/31/17	A deed was recorded for a change in ownership. (APN 125-29-502-020)
	A deed was recorded for a change in ownership. (APN 125-29-502-025)

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related building permits/business license of note.	

<b><i>Pre-Application Meeting</i></b>	
03/16/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage development.

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

<b>Field Check</b>	
06/03/21	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	2.85

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	U(TC) (Undeveloped)
North	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)
South	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)
East	Park	PF (Public Facilities)	C-V (Civic)
West	Convalescent Care/Nursing Home	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Town Center	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
T-C (Town Center) District	Y

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<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Town Center Multi-Use)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

### DEVELOPMENT STANDARDS

*Pursuant to Town Center Development Standards, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	10 Feet	N*
Max. Building Height	Two Stories	3 Stories	N**
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

\*A Waiver is requested to allow a reduced rear yard setback area.

\*\*A Waiver is requested to allow an increased building height.

*Pursuant to Title 19 and Town Center Development Standards, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	10 Trees	14 Trees	Y
• South	1 Tree / 30 Linear Feet	10 Trees	9 Trees	N*
• East	1 Tree / 30 Linear Feet	14 Trees	22 Trees	Y
• West	1 Tree / 30 Linear Feet	10 Trees	9 Trees	N*
<b>TOTAL PERIMETER TREES</b>		<b>44 Trees</b>	<b>54 Trees</b>	<b>Y</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	2 Trees	N*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	8 Feet		10 Feet	Y
• South	15 Feet		5 Feet	N**
• East	8 Feet		20 Feet	Y
• West	15 Feet		15 Feet	Y

\*The applicant has requested Exceptions to allow a reduction in planting materials within required landscape buffer and interior parking areas.

\*\*The applicant has requested a Waiver to allow a reduced landscape buffer along a portion of the south property line.

<b>Open Space – Town Center</b>					
<b>Total Site Acreage</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
	<b>Percent</b>	<b>Area</b>	<b>Percent</b>	<b>Area</b>	
129,178 SF	20%	25,836 SF	21%	27,073 SF	Y

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Durango Drive	Town Center Parkway Arterial	Town Center Development Standards Manual	120	Y
Juliano Road	Town Center Tertiary	Town Center Development Standards Manual	60	Y

<b>Streetscape Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Durango Drive	Large canopy trees every 35' on center	Large canopy trees every 35' on center	Y
Juliano Road	Large canopy street trees every 30' on center	Large canopy street trees every 30' on center	Y

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	669 units	One per 50 storage units, plus 5 outside the security fence	19				
<b>TOTAL SPACES REQUIRED</b>			19		24		Y
<b>Regular and Handicap Spaces Required</b>			18	1	23	1	Y

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Provide a 20-foot rear yard setback	To allow a 10-foot rear yard setback	Approval
Buildings are allowed to have a maximum of two stories in the SX-TC district	To allow a three-story building	Approval
Provide 10 interior parking area trees	To allow two interior parking area trees	Approval
Provide landscape islands at the end of all parking rows (6)	To allow one parking area landscape island	Approval
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow a five-foot landscape buffer along a portion of the south property line	Approval

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<b>Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Provide four shrubs per tree within landscape buffer areas (176)	To allow 54 shrubs within required landscape buffers	Approval

