



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: YOURSPACE AMERICA, INC. - OWNER: 4700 RANCHO, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0221-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

199 (by City Clerk)

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

22-0221-SDR1 CONDITIONS

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, landscape plan, and building elevations, date stamped 04/25/22, except as amended by conditions herein.
3. An Exception from Title 19. 19.08.110 is hereby approved, to allow seven interior parking area trees where eight are required.
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.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Conditions Page Two
July 20, 2022 - City Council Meeting

Public Works

9. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Connect to Public Sewer in Owens Avenue at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
11. 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.
12. Submit a License Agreement for landscaping and private improvements in the Owens Avenue 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 (229-4836).
13. 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 or submittal of any construction drawings, 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. The drainage study submittal shall include showing existing storm drain facilities as those shown in plans library drawing # 107-v3523, sheet SD-14 (42/110).

Staff Report Page One
July 20, 2022 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed 1,100-unit, four-story, 156,852 square-foot Mini-Storage development at 120 West Owens Avenue.

ISSUES

- The Mini-Storage Facility use is permitted within the C-2 (General Commercial) zoning district via the approval of a Conditional Use Permit.
- The proposed development meets all minimum conditional use regulations.
- An Exception is requested to allow seven interior parking area trees where eight are required. Staff supports the request.
- No manager's security residence is proposed.
- If approved, the existing wireless communication tower will be removed prior to construction.
- Code Enforcement Case #CE21-04266 was opened on 09/29/21 regarding dumping and parking trucks. The case remains open.

ANALYSIS

The subject 2.39-acre site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is currently undeveloped and surrounded by other undeveloped lots to the north and west and a city park to the south. The Interstate-15 Freeways abuts to the east. The applicant proposes to develop the subject lot with a proposed 1,100-unit, four-story, 156,852 square-foot Mini-Storage development.

Per Title 19, the 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 meets this use definition as the applicant proposes to operate a Mini-Storage Facility featuring rentable storage units ranging in size from 25 square feet to 375 square feet. All minimum conditional use regulations are met.

Minimum Conditional Use Regulations:

1. No more than one manager's security residence shall be permitted.

This requirement is met as no manager's security residence is proposed.

Staff Report Page Two
July 20, 2022 - City Council Meeting

2. 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.

This requirement is met as all storage is proposed within an enclosed building and adequately screened from surrounding properties.

3. The following activities are prohibited on or from the premises of a mini-storage facility:
- a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
 - b. The retail sale of stored items;
 - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
 - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
 - e. The production, fabrication or assembly of products.

This requirement is met as none of the listed activities are currently proposed for the subject development.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

This requirement is met as no truck rental is currently proposed for the subject development.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

This requirement is met as no trailer storage is currently proposed for the subject development.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

This requirement is not applicable as the subject site is not located adjacent to a residential use.

Staff Report Page Three
July 20, 2022 - City Council Meeting

The submitted plans depict a Mini-Storage development accessed from Owens Avenue. The proposed storage building is four stories with a maximum height of 51 feet and will include 1,100 units. Per Title 19, one parking space is required per 50 storage units, spread throughout the development, plus a minimum of five spaces on the exterior side of the security fence for customers. This requirement is met as 28 parking spaces are proposed where 27 are required. Adequate landscaping is proposed for the perimeter and interior areas of the subject development. All proposed planting materials are drought tolerant and adhere to the recommendations of the Southern Nevada Regional Plant list. The existing wireless communication tower will be removed in order to facilitate the construction of the proposed mini-storage facility if approved.

The Department of Public Works – Traffic Engineering Division has commented, “This project is expected to add an additional 237 trips per day on Owens Avenue and D Street. Currently, Owens Avenue is at about 34 percent of capacity and D Street is at about 37 percent of capacity. With this project, Owens Avenue is expected to be at about 37 percent of capacity and D Street is expected to be at about 38 percent of capacity. Based on Peak Hour use, this project will add into the area roughly 27 additional peak hour trips, or about one every two minutes.”

The subject site is located within the West Las Vegas Plan Area. This Plan was adopted by the City Council on July 1, 2009. West Las Vegas is comprised of the neighborhoods immediately surrounding the Historic Westside district of Downtown Las Vegas, a culturally significant and diverse area including the Berkley Square Neighborhood, Bonanza Village, Vegas Heights, and Eastland Village neighborhoods. A key objective of this plan is to improve the amount and quality of infill development on vacant and underutilized lands. The proposed Mini-Storage development adheres to the objective, as it is a quality designed development and will provide a needed storage facility to the area.

Staff finds the proposed development to be in conformance with Title 19 and that it will be harmonious and compatible with the existing development in the surrounding area. Therefore, staff recommends approval of Site Development Plan Review (22-0221-SDR1), subject to conditions.

FINDINGS (22-0221-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 Mini-Storage Facility use can be conducted in a manner that is harmonious and compatible with the existing land uses in the surrounding area.

Staff Report Page Four
July 20, 2022 - City Council Meeting

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

Other than a minor Exception request to be deficient one interior area parking tree, the proposed development adheres to all other applicable city plans.

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

Site access is provided by Owen Avenue, a 100-foot Primary Arterial, which is adequate in size to meet the needs of the proposed use.

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

The proposed stucco building façade is compatible with other commercial developments throughout the City. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas.

- 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 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. It is not unsightly or undesirable and will be compatible with the development in the surrounding area.

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

If approved, the proposed development will be subject to building permit inspections in order to protect the public health, safety and general welfare.

Staff Report Page Five
July 20, 2022 - City Council Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
09/29/21	Code Enforcement Case #CE21-04266 was opened regarding dumping and parking trucks. The case remains open.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request FOR A PROPOSED 1,100-UNIT, FOUR-STORY, 156,852 SQUARE-FOOT MINI-STORAGE DEVELOPMENT on 2.39 acres at 120 West Owens Avenue (APN 139-22-404-005), C-2 (General Commercial) Zone, Ward 5 (Crear)

<i>Most Recent Change of Ownership</i>	
12/20/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/26/19	Building Permit (#C19-05252) was issued for a wireless tower. The permit was finalized on 12/09/19.
	Building Permit (#C19-05169) was issued for block wall around wireless tower pad. The permit did not receive a final inspection.

<i>Pre-Application Meeting</i>	
04/12/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

<i>Field Check</i>	
05/12/22	Staff conducted a routine field check and found an undeveloped lot surrounded by fencing containing a wireless facility secured by a CMU and metal wall. No issues were noted.

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

Staff Report Page Six
July 20, 2022 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	City Park	FBC (Form Based Code)	T4-M (T4 Maker)
East	Interstate 15	Interstate 15	Interstate 15
West	Vacant	GC (General Commercial)	C-2 (General Commercial)
		C (Commercial)	

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	90,421 SF	Y
Min. Lot Width	100 Feet	189 Feet	Y
Min. Setbacks			
• Front	10 Feet	71 Feet	Y
• Side	10 Feet	37 Feet	Y
• Rear	20 Feet	65 Feet	Y
Max. Lot Coverage	50%	43%	Y

Staff Report Page Seven
July 20, 2022 - City Council Meeting

Standard	Required/Allowed	Provided	Compliance
Max. Building Height	N/A	45 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	11 Trees	11 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 30 Linear Feet	15 Trees	15 Trees	Y
• West	1 Tree / 30 Linear Feet	13 Trees	13 Trees	Y
TOTAL PERIMETER TREES		47 Trees	47 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	7 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		21 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y

*An Exception is requested to allow seven interior parking area trees where eight are required, which staff supports.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Staff Report Page Eight
July 20, 2022 - City Council Meeting

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	1,100 units	1:50 storage units, plus 5 spaces on the exterior side of the security fence	27				
TOTAL SPACES REQUIRED			27		28		Y
Regular and Handicap Spaces Required			27	2	26	2	Y

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide eight interior parking area trees	To allow seven interior parking area trees	Approval