

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS LEASE****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0335-ZON1	Staff recommends APPROVAL.	
22-0335-MOD1	Staff recommends APPROVAL.	22-0335-ZON1
22-0335-VAR1	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-SDR1 22-0335-SUP1
22-0335-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-SDR1 22-0335-VAR1
22-0335-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-VAR1 22-0335-SUP1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 31**NOTICES MAILED** 646 (by City Clerk)**PROTESTS** 6**APPROVALS** 1

**** CONDITIONS ****

22-0335-VAR1 CONDITIONS

Planning

1. A Variance (22-0335-VAR1) is hereby approved to allow a lot coverage of 42 percent where 30 percent is the maximum allowed.
2. Approval of a Rezoning (22-0335-ZON1) and Major Modification (22-0335-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0335-SUP1) and Site Development Plan Review (22-0335-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
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0335-SUP1 CONDITIONS

Planning

1. Approval of a Major Modification (22-0335-MOD1) and Rezoning (22-0335-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0335-VAR1) and Site Development Plan Review (22-0335-SDR1) 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 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0335-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (22-0335-MOD1) and Rezoning (22-0335-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0335-VAR1) and Special Use Permit (22-0335-SUP1) 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, landscape plan, and elevation plan date stamped, 08/02/22 except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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 structure.

Conditions Page Four

September 21, 2022 - City Council Meeting

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
12. The sidewalks along Cliff Shadows Parkway 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, if any, needed to complete this requirement. 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.
13. Construct median in Cliff Shadow Parkway such that the northern driveway is restricted to right-in/ right-out only movements and left turn access to Buckskin Avenue is preserved.
14. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to the not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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. This condition may be modified if the net acreage of the site is less than 2 acres.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a 112,000 square-foot mini warehouse development located on 1.52 acres on the east side of Cliff Shadows Parkway, approximately 183 feet northeast of Cliff Shadows Parkway and Novat Street.

ISSUES

- A Rezoning (22-0335-ZON1) is requested from U (Undeveloped) [PCD (Planned Community Development)] General Plan designation to P-D (Planned Development). Staff supports this request.
- A Major Modification (22-0335-MOD1) is requested to the existing Lone Mountain West Master Development and Design Standards land use designation from MFM (Multi-Family Medium Residential) to VC (Village Commercial) Staff supports this request.
- A Site Development Plan Review (22-0335-SDR1) is requested for an 119,000 square-foot Mini-storage facility. Staff supports this request.
- A Mini Warehouses use is permitted in the VC (Village Commercial) land use designation with the approval of a Special Use Permit (22-0335-SUP1). Staff supports this request.
- A Variance (22-0335-VAR1) is requested to allow a lot coverage of 42 percent where 30 percent is the maximum allowed. Staff supports this request.

ANALYSIS

Rezoning

The subject 1.52 acre site has a zoning designation of U (Undeveloped) [PCD (Planned Community Development)] General Plan designation and is subject to the development standards of the Lone Mountain West Master Development Plan and Design Standards. The applicant has requested a Rezoning (22-0335-ZON1) from U (Undeveloped) [PCD (Planned Community Development)] General Plan designation to PD (Planned Development), which will bring the zoning into conformance with the existing General Plan designation.

Staff Report Page Two
September 21, 2022 - City Council Meeting

Major Modification

The subject site is currently designated MFM (Multi-Family Medium Residential) by the Lone Mountain West Master Development Plan and Design Standards land use map. The applicant has requested a Major Modification (22-0335-MOD1) to change the Lone Mountain West Master Development Plan and Design Standards land use designation for the subject site to VC (Village Commercial). The VC (Village Commercial) land use district allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. VC (Village Commercial) parcels are typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways. Staff notes that the proposed VC (Village Commercial) land use district is consistent with the commercial developments in the surrounding area, and therefore is supportive of the requested Major Modification.

Special Use Permit

The applicant has proposed to develop the subject site with an 112,000 square-foot Mini Warehouses land use. The proposed Mini Warehouses land use requires approval of the requested Special Use Permit (22-0335-SUP1).

While the Lone Mountain West Master Development Plan and Design Standards do not offer a definition or requirements of the proposed use, Title 19 defines the Mini-Storage Facility use 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." It is permitted in the VC (Village Commercial) land use designation with the approval of a Special Use Permit.

The Minimum Special Use Permit Requirements for this use within Title 19.12 include:

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

The proposed use meets this requirement as no manager's security residence has been proposed.

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which are completely screened from view from surrounding properties and abutting streets.

The proposed use meets this requirement as all storage is within an enclosed building.

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.

The proposed use meets these requires as no prohibited activities as mentioned will not be conducted on the property.

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 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.

The proposed use meets this requirement as no rental of single unit trucks or small utility trailers have been proposed for this project.

5. Truck and trailer storage shall be screened from streets and adjacent properties. The proposed use meets this requirement as truck and trailer storage have not been proposed.
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The proposed use meets this requirement as the exterior walls of the mini-storage facility incorporate decorative block in their construction materials as well as other contrasting materials to create visual interest.

Site Development Plan Review

According to Title 19.12, the proposed 112,000 square-foot Mini Warehouses use will require a total of 22 parking spaces. The submitted site plan indicates a total of 22 parking spaces that will be provided onsite. Fifteen parking spaces are located outside of the gate and are accessible for customer and employee parking. The remaining 7 spaces are found beyond the security gate.

The submitted building elevations indicate that the proposed structure will be 35 feet in height when measured to the building parapet. The building façade and selected materials are consistent with the standards outlined in section 5.3.6 Building Materials, Colors, and Finishes of the Lone Mountain West Master Development Plan and Design Standards. The “Nebulous White” single-coat synthetic stucco adequately wraps around the façade providing a continuous surface that is complimented by the remaining “Peppercorn” stucco beams, “Exr Wasabi” and “Peppercorn” CMU exterior block walls. The building façade facing Cliff Shadows Parkway incorporates horizontal building articulations which helps create visual interest.

The Lone Mountain West Master Development Plan and Design Standards requires that a minimum of 15 percent of the gross property area shall be landscaped. Lone Mountain West Master Development Plan and Design Standards also defers back to Title 19 for landscape and buffer requirements. The submitted landscape plan complies to both Lone Mountain West Master Development Plan and Design Standards landscape requirements and Title 19, as 22 percent of the gross property area is landscaped. Title 19 landscape requirements call that buffers along rights of-way shall have a buffer width of 15 feet and eight feet along interior property lines. The proposed development meets these buffer requirements. The submitted landscape plan also meets the required tree planting count, parking area tree requirements and incorporates approved planting materials from the Southern Nevada Regional Plant List.

The development’s primary vehicular access is provided from Cliff Shadows Parkway, an 80-foot Collector as designated by the Master Plan of Streets and Highways, via a proposed gated entrance. Per the Department of Public Works – Traffic Engineering Division, this project will add approximately 169 trips per day on Cliff Shadows Parkway, Buckskin Avenue, and Novat Street. Currently, Cliff Shadows is at about 46 percent of capacity and Novat is at about 8 percent of capacity. With this project, Cliff Shadows is expected to be at about 47 percent of capacity and Novat to be at about 9 percent of capacity. Counts are not available in this area for Buckskin, but it is believed to be under capacity. Based on Peak Hour use, this development will add about 19 vehicles in the peak hour, or about one every three minutes.

Variance

The requested Variance is for lot coverage. Defined by Lone Mountain West Master Development Plan and Design Standards, all developments within the VC (Village Commercial) land use district shall not exceed a lot coverage of 30 percent. The submitted site plan depicts a lot coverage of 42 percent. The submitted justification letter calls out a “severe on-site slope” that runs downward west to east and a unique shape of the subject site. Due to the unique topographical features and shape of the subject property, Staff also finds sufficient evidence has been presented to allow approval of the requested deviations in lot coverage and building height. Staff is supportive of this Variance request.

Staff finds the proposed development meets the overall intent of the Lone Mountain West Master Development Plan and Design Standards. The proposed development is compatible with the adjacent and neighboring land use designations and zoning districts. Therefore, staff recommends approval of the requested Major Modification, Rezoning, Special Use Permit, Site Development Plan Review, and Variance, subject to conditions.

FINDINGS (22-0335-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 proposed Rezoning from U (Undeveloped [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) is in conformance with the existing PCD (Planned Community Development) land use designation in the General Plan.

- 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.**

The proposed PD (Planned Development) zoning designation will be consistent with the Lone Mountain West Master Development Plan and Design Standards to achieve compatible development in this area.

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

The proposed PD (Planned Development) zoning designation will be consistent with existing development in the surrounding area, and will be compatible with Lone Mountain West Master Development Plan and Design Standards.

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.**

Primary access is from Cliff Shadows Parkway, an 80-foot Collector according to the Master Plan of Streets and Highways. This street is adequate in size to provide suitable access to this site.

FINDINGS (22-0335-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Due to the unique topographic conditions and shape of the subject property, staff finds sufficient evidence has been presented to allow approval of the requested increase in lot coverage. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0335-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:

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 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.

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

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

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.**

Street access is provided by Cliff Shadows Parkway, an 80-foot Collector that will be adequate in size to meet the requirements 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.**

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions

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

The use meets all of the applicable conditions for a Mini-Storage Facility use per Title 19.12.

FINDINGS (22-0335-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 development is compatible with the existing commercial development in the surrounding area.

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

The development as proposed requires a Variance from building height and lot coverage requirements. The impact of these deviations from the Lone Mountain West Master Development Plan and Design Standards to surrounding development is minimal.

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

Primary site access is from Cliff Shadows Parkway, an 80-foot Collector according to the Master Plan of Streets and Highways. This street is adequate in size to provide suitable access to this site.

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

The proposed building and landscape materials are appropriate for this area and compatible with the existing development in the surrounding area.

- 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 development as proposed requires a Variance to deviate from building height requirements as defined by the Lone Mountain West Master Development Plan and Design Standards. As the impact to the surrounding area is minimal, building elevations, design characteristics, and other architectural and aesthetic features will create an aesthetically pleasing environment; and are harmonious and compatible with development in the area.

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

Development of the site is subject to review prior to the issuance of permits and subsequent inspection, thereby safeguarding the public health, safety and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/17/03	The City Council approved a Rezoning (ZON-3209) from U (Undeveloped) [PCD (Planned Community Development) General Plan Amendment] to PD (Planned Development) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215. The Planning Commission had no recommendation; staff recommended approval.
	The City Council approved a Major Modification (MOD-3206) of the Lone Mountain West Master Plan to add approximately 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215 to the Plan area and to permit churches within all residential land use designations with approval of a Special Use Permit. The Planning Commission and staff recommended approval.
01/09/08	The City Council approved a Disposition and Development Agreement to allow the International Church of Las Vegas to develop portions of APNs 127-12-401-011 and 040 and to share the use of these areas for purposes of overflow parking and recreation.
10/01/08	Department of Planning staff approved a Hillside Development Plan Review (HIL-30765) pursuant to Title 19.06.170 (now UDC 19.10.140) for a proposed five-story, 89,550 square-foot Church/House of Worship on 5.07 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215.
07/07/10	The City Council approved a Major Modification (MOD-30617) of the Lone Mountain West Master Land Use Plan to amend the land use designation from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) on 5.07 acres approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-011 and 137-12-410-003]

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. [APN 137-12-410-003]
	The City Council approved a Petition to Vacate (VAC-30622) U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. The approval expired 07/07/14.
	The City Council approved a Variance (VAR-37943) to allow 119 parking spaces where 338 are required on 4.99 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APN 137-12-401-011]. The approval expired 07/07/14.
	The City Council approved a Site Development Plan Review (SDR-37942) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and related school with waivers of the Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height and zero-foot landscape buffers along portions of the north, south, east and west perimeters on 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-001, 011, 040 and 137-12-410-003]. The approval expired 07/07/14.
10/14/14	The Planning Commission approved a request (VAR-55721) to reinstate a previously approved Variance to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/14/14	The Planning Commission approved a request (VAC-55722) to reinstate a previously approved Petition to Vacate U.S. Government Patent Easements generally located southwest of the intersection of corner of Cliff Shadows Parkway and Novat Street. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/14/14	The Planning Commission approved a request (SDR-55723) to reinstate a previously approved Site Development Plan Review for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/26/15	Department of Planning staff administratively approved a second Extension of Time (EOT-61673) to 10/14/16 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
11/16/16	Department of Planning staff administratively approved a second Extension of Time (EOT-67227) to 10/14/18 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
12/13/16	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
09/06/18	Department of Planning staff administratively approved a third Extension of Time (EOT-74273) to 10/14/2020 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/23/18	The Planning Commission approved a request for an Extension of Time (EOT-74276) to 10/14/20 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-74275) to 10/14/20 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
08/09/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-401-001), Ward 4 (Anthony)</p> <ul style="list-style-type: none"> • 22-0335-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) • 22-0335-MOD1 - MAJOR MODIFICATION - FROM: MFM (MULTI-FAMILY MEDIUM) TO: VC (VILLAGE COMMERCIAL) • 22-0335 - VAR1 - VARIANCE - TO ALLOW A 45-FOOT TALL MINI WAREHOUSES FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A LOT COVERAGE OF 42 PERCENT WHERE 30 PERCENT IS THE MAXIMUM ALLOWED • 22-0335-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI WAREHOUSES USE • 22-0335-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 112,000 SQUARE-FOOT MINI WAREHOUSE DEVELOPMENT

Most Recent Change of Ownership	
05/05/22	A deed was recorded for a change in ownership.
Related Building Permits/Business Licenses	
There are no related Building Permits or Business Licenses.	

Pre-Application Meeting	
06/13/22	A pre-application meeting was held to discuss the submittal requirements for a Major Modification, Rezoning, Variance, Special Use Permit, and Site Development Plan Review. No issues were raised.

Neighborhood Meeting	
07/25/22	<p>Neighborhood Meeting held on Monday, July 22, 2022 at 5:30 p.m. at the Desert Vista Community Center</p> <p>Meeting Start Time: 5:30 p.m. Meeting End Time: 6:00 p.m.</p> <p>Attendance: 2 Applicant Representatives 3 Members of the Public 1 Ward 4 Representative 1 Planning Commissioner 2 City Employees</p> <p>This meeting was opened with the applicant giving an overview of the proposed development and why the subject site was chosen. The floor was then opened for comments/questions</p> <p>Concerns:</p> <ul style="list-style-type: none"> - Question raised regarding landscaping. All landscape requirements being met - Request made for 36 inch box trees - Concern regarding how building would look along Cliff Shadows Parkway - Question raised on whether proposed development would include retaining walls. Applicant clarified that no retaining walls are proposed for this development - Concern regarding adjacency to multifamily apartments and disruption of views from the apartment to the park

Neighborhood Meeting	
	<ul style="list-style-type: none"> - Concern regarding Variance request for increased height with adjacency to multifamily apartments - Concerns that building is too tall and massive for this area - Comments made about potential different uses for this site. Prefer a coffee shop type business - Statement made some were not notified about the project or the HOA - Suggestion made to downscale project to two stories - Concern that proposed development would block sunlight - Question regarding process going forward - Possible abeyance to address design issues - Concern raised on choice of color palette - Concern that address was wrong on neighborhood meeting notification - Explanation of future mapping action discussed - Staff clarified that Variance will still be required for lot coverage - Comment on minimal traffic impact from proposed mini-storage - Concern made regarding future upkeep of development - Comment made that no outdoor storage proposed. <p>The meeting ended with the applicant representative explaining the process moving forward. Support for this project is mixed as members of the public would prefer another use or descaling the height and size of the building.</p>

Field Check	
06/30/22	Staff conducted a field check of the subject site. The site is currently undeveloped and nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	19.97
Net Acres	1.52

<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	PCD (Planned Community Development)	U-PCD (Undeveloped – Planned Community Development)
North	Multifamily Apartments	PCD (Planned Community Development)	PD (Planned Development)
South	Buckskin/Cliff Shadows Park	PCD (Planned Community Development)	C-V (Civic)

<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>
East	Restaurant with Drive-Through	PCD (Planned Community Development)	PD (Planned Development)
	Office, Other than Listed		
	Retail, Other than Listed		
West	Buckskin/Cliff Shadows Park	OL (Open Lands) – Clark County	R-U (Rural Open Land [.5 Units per Acre] – Clark County)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Lone Mountain	Y
Lone Mountain West Master Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Cliff Shadows – Shared Use Trail – Constructed)	Y
Las Vegas Redevelopment Plan Area	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 Title 19.08 and Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	187 Feet	Y
Min. Setbacks			
• Front	10 Feet	32 Feet	Y
• Side	10 Feet	35 Feet	Y
• Corner	10 Feet	24 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	30 %	42 %	N*
Max. Building Height	35 Feet	35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*Variance (22-0335-VAR1) has been requested to allow a lot coverage of 42 percent where 30 percent is the maximum allowed.

Pursuant to Title 19.08 and Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	21 Trees	21 Trees	Y
• West	1 Tree / 20 Linear Feet	22 Trees	22 Trees	Y
TOTAL PERIMETER TREES		56 Trees	56 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	8 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Cliff Shadows Parkway	Collector	Master Plan of Streets and Highways Map	80 Feet	Y

Pursuant to Title 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	836 units	1 space per 50 storage units, plus 5 spaces on exterior side of security fence	22				
TOTAL SPACES REQUIRED			22		22		Y
Regular and Handicap Spaces Required			21	1	21	1	Y