

October 20, 2022

City of Las Vegas Department of Planning
495 South Main Street
Las Vegas, NV 89101

RE: Oso Blanca Road & Doe Brook Trail
Justification Letter: Major Modification from Urban Center Mixed Use and Public Facilities to Urban Center Mixed Use for a portion of the site; Special Use Permit and Site Development Plan Review for a proposed Mini-Storage Facility along Oso Blanca Road.

Assessors' Parcel Numbers: 125-21-101-001

To Whom It May Concern:

On behalf of our Client, Johnson Development Associates Inc., we respectfully submit this application package for a proposed mini-storage facility on a total of 1.34 acres. The proposed project is located on the southeast corner of Oso Blanca Road and Doe Brooke Trail. The subject parcel is zoned T-C (Town Center) and is designated in the General Plan as both Urban Center Mixed Use and Public Facilities. The applications will include a Planned Community Major Modification (amendments) for a portion of the site from Urban Center Mixed Use and Public Facilities to Urban Center Mixed Use resulting in one General Plan designation for the site to allow the proposed development.

Project Description:

The site has a triangular shape and the proposed mini-storage building designed to fit into the shape of the site. The plans depict two (2) access points located on Oso Blanca Road the access point on the southern portion of the site primarily for the public, the second access point to the north of the parcel serves as a fire access lane and public but does not allow the public to park or unload in the drive aisle. There are two entrances into the building, one is the loading lobby located on the southwestern side of the building and the office/lobby entrance on the southeastern side of the building. A total of 42% of open space is provided which exceeds the 20 % required by Code. A total of 23 parking spaces is provided including one (1) handicap accessible space. Please see the Project Data for details of the site information.

Elevations:

The proposed mini storage facility is three stories and up to 44 feet 10 inches high to the top of the parapet. The building materials consist of painted metal flashing, split faced CMA, painted stucco finishes, and corrugated metal roofing to match the proprietary colors and design of the proposed business. The design accents include painted horizontal channels, stucco trim, and aluminum store front windows and doors.

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Floor Plans:

The facility is 96,743 square feet and includes (seven) 7 storage unit layouts (unit size mix) ranging 25 square feet to 250 square feet. Other areas in the building include electrical, fire riser room, office/lobby, and restrooms.

Landscaping:

A ten (10) foot wide landscape area is depicted along Oso Blanca Road on the east property line and an up to 20 foot-wide landscape area is depicted along portions of the south property line. Additionally, an up to 20 foot and more landscape area is provided along the northern portion of the site adjacent to the existing park. No landscaping is provided along the west property line since that is the vacated right-of-way area to provide the Fire Access Lane and utility easement for the site.

Planned Community Major Modification

Request for a major modification of the northern portion of the site from PF-TC to UC-TC to allow for one district designation to allow the mini-storage facility.

Justification:

The request is to rezone the northern portion of the parcel zoned Public Facilities (PF-TC) to the Urban Center – Mixed Use (UC-TC) to follow the southern portion of the site. This rezone will have no impact on the surrounding parcels or area but will encompass the entire parcel into one zone. This request for the planned community modification will allow for the proposed mini-storage facility on the site which is service use for the residents in the area.

Special Use Permit & Site Development Plan Review:

Permit a Mini- Storage Facility Use in a UC-TC District.

- A) No more than one manager or security residence shall be permitted: *Project design Complies*
- 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: *Project Design and operations will Comply*
- C) No business shall be conducted from or within a mini-warehouse facility: *Project operations will Comply*
- D) Retail sales of stored items on the premises is prohibited: *Project operations will Comply*
- E) The commercial repair of motor vehicles, boats, trailers, and other like vehicles shall be prohibited: *Project operations will Comply*
- F) The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited: *Project operations will Comply*
- G) The production, fabrication or assemble of products shall be prohibited: *Project operations will Comply*

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- 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 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: *Project Operations will comply*
- I) Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls: *Project Design and Operations will Comply*
- 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: *Project Design and Operations will Comply*
- K) Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a façade so as to appear as an office or retail facility: *Project Design Complies*

Vacation:

Request to vacate the existing right-of-way easement for Doe Brook Trail.

Justification:

The request is to vacate the right-of-way easement for Doe Brook Trail is to utilize the area as a Fire Access Lane for the project while maintaining easements for any required utilities in the area. This request is based on comments from the City of Las Vegas Public Works Department from the pre-application conference for the project. The vacation request will allow this area to be as the Fire Access Lane and utility area for the proposed development.

The application is compatible with and appropriate for the area and will provide a use that serves the immediate area.

We appreciate your review of this applications and a positive recommendation for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

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