



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 19, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0192-EOT1	Staff recommends APPROVAL, subject to conditions:	
23-0192-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED n/a

NOTICES MAILED n/a

**** CONDITIONS ****

23-0192-EOT1 CONDITIONS

Planning

1. This approval shall expire on 07/23/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-76707) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0192-EOT2 CONDITIONS

Planning

1. This approval shall expire on 07/23/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76708) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for both Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708) on property located approximately 610 feet north of Westcliff Drive, approximately 500 feet west of Rainbow Boulevard.

ISSUES

- Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708) will be expired as of July 23, 2023 unless an Extension of Time is approved for both.
- This is the second Extension of Time request for both applications.
- Building Permit #PRC23-00030 for a Mini-Storage development was submitted for review on 02/06/23.

ANALYSIS

On July 23, 2019 a Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708) were approved by the Planning Commission for a proposed three-story, 123,672 square-foot Mini-Storage Facility on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive. The proposed Mini-Storage Facility consists of two buildings and 750 units.

Per the submitted justification letter, date stamped 04/20/23, the project was delayed due to the current pandemic, which slowed down the overall construction schedule. However, the project is now in building permit review and the applicant is moving forward as expeditiously as possible.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. An application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time. In this instance, the Planning Commission originally approved the proposed project on July 23, 2019.

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The Planning Commission or City Council, as the case may be, may take such action as it deems appropriate regarding the application, including without limitation:

1. Allowing the extension of the previous approval;
2. Allowing the extension of the previous approval subject to conditions other than any previously imposed; or
3. Denial of the extension of the previous approval.

Staff is recommending approval with a two year time limit.

FINDINGS (23-0192-EOT1)

Staff finds the request for an Extension of Time meets the requirements of Title 19.16 and the proposed Mini-Storage Development remains compatible with the surrounding area and can be conducted in a manner that is harmonious with the surrounding land uses. Therefore, staff is recommending approval of both requests with a two-year expiration.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/01/83	The subject site was annexed (A-0010-83) to the City.
11/27/90	The Board of Zoning Adjustment approved a Special Use Permit (U-0168-90) to allow construction of a Church. Staff recommended approval.
05/05/04	The City Council approved a Rezoning (ZON-3995) from U (Undeveloped) to C-1 (Limited Commercial) on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-3997) for a proposed 40,649 square-foot Church/House of Worship and a 1,200 square-foot temporary modular building on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and Staff recommended approval.
06/07/06	The City Council approved an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from U (Undeveloped) to C-1 (Limited Commercial) on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/18/06	The City Council approved a Site Development Plan Review (SDR-15747) for a proposed 31,126 square-foot Church/House of Worship and a Waiver of the perimeter landscaping requirements on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission recommended approval. Staff recommended denial.
07/23/19	The Planning Commission approved a request for a Special Use Permit (SUP-76707) for a proposed Mini-Storage Facility use west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-76708) for a proposed three-story, 750-unit Mini-Storage Facility consisting of two buildings for a total of 123,672 square feet on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive. Staff recommended approval.
10/12/21	The Planning Commission approved Extension of Time (21-0538-EOT1) request for an approved special use permit (SUP-76707) for a proposed mini-storage facility use. Staff recommended approval.
	The Planning Commission approved Extension of Time (21-0538-EOT2) request for an approved Site Development Plan Review (SDR-76708) for a proposed three-story, 750-unit mini-storage facility consisting of two buildings for a total of 123,672 square feet. Staff recommended approval.
06/13/23	<p>The Planning Commission voted (6-0-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 2.50 acres located approximately 610 feet north of Westcliff Drive, approximately 500 feet west of Rainbow Boulevard (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen)</p> <p>23-0192-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76707) FOR A PROPOSED MINI-STORAGE FACILITY USE</p> <p>23-0192-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76708) FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET</p>

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<i>Most Recent Change of Ownership</i>	
08/14/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/06/23	A Building Permit (#PRC23-00030) application for a Mini-Storage development was submitted for review. The permit application is still under review and has not been issued.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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

<i>Field Check</i>	
05/04/23	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.50

<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	SC (Service Commercial)	C-1 (Limited Commercial)
North	Summerlin Parkway	Right-of-Way	Right-of-Way
South	Financial Institution, General	SC (Service Commercial)	C-1 (Limited Commercial)
East	Summerlin Parkway	Right-of-Way	Right-of-Way
West	Summerlin Parkway	Right-of-Way	Right-of-Way

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Westcliff Drive	Primary Arterial	Master Plan of Streets & Highways	100	Y