



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 11.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services

Prepared By: Marc Jordan

SUBJECT: UN-52-17 (59955) PARK PLACE RV & BOAT (Public Hearing).
 Applicant: Frank DeLuca. Request: A special use permit in a C-2 (General Commercial District) to allow an Automobile, Boat, and RV Storage Facility. Location: Approximately 290 feet south of Ann Road and approximately 270 feet east of Decatur Boulevard. (APN 124-31-101-007). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that UN-52-17 be approved subject to conditions listed.

GENERAL INFORMATION:

Comprehensive Plan:	Community Commercial
Existing land use and zoning:	Undeveloped; C-2, General Commercial District
Surrounding land use and zoning:	<u>North:</u> Commercial Center; C-2, General Commercial District <u>West:</u> Commercial Center; C-2, General Commercial District <u>East:</u> Mini-Warehousing; C-2, General Commercial District <u>South:</u> Single-Family Homes; PUD, Planned Unit Development District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to develop the subject site with a Vehicle, Boat, and RV Storage Facility. *(Note: While the Zoning Ordinance does not specifically list this use, it does allow Mini-Warehousing as a special use within*

the C-2, General Commercial District. Furthermore, the Zoning Ordinance allows the Director to classify an unlisted use into an existing use type that closely matches the proposed use. As other Mini-Warehousing establishments also allow the storage of boats and RV's, it was determined the applicant could request Planning Commission consideration of a special use permit for their proposed development.)

Access to the subject site would be from a shared entry with the existing commercial development to the north. A secondary emergency access is provided along the west property line near the southern property line.

According to the site plan, approximately 252 covered parking spaces are proposed. The applicant is proposing a variety of canopy sizes, ranging in width between 10 and 12 feet, and ranging in depth between 20 feet and 42 feet. The canopies are proposed along the perimeter of the site and within the center of the site. An office/care takers facility with an attached garage is also proposed at the entry to the facility.

The site plan also indicates that an air/water station; dump station; rinse station; propane storage tank; and several fenced storage locations are also proposed within the facility. A cell tower facility is also shown at the northwest corner of the subject site.

Building elevations for the office/care takers facility indicate a two-story building constructed of stucco with a Spanish clay tile roof. Elevations for the canopies have not been submitted with this application.

The applicant has also indicated that a corrugated metal fence is proposed on the north property line. A combination retaining wall with an eight (8) foot corrugated metal fence is also proposed next to the western property line. Furthermore, the site plan indicates that a combination wall and fence with a height of eight (8) feet is proposed next to the southern property line.

A request (VN-04-17) to reduce the required 30-foot setback, next to the residential district property line, to 10 feet has also been submitted. That request is also on this agenda for Planning Commission consideration.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comment.
Building Division:	Please see the attached memorandum.
Fire:	Please see the attached memorandum.

ANALYSIS

In general, staff has no objections to the proposed use or the site plan. However, a minor correction is needed to ensure compliance with the setback requirements. The Zoning Ordinance requires a 30-foot setback next to a residential district. The applicant has filed a request (VN-04-17) to reduce this requirement down to 10 feet. However, staff is only supporting the request in part, and is recommending a 20-foot setback be required to primarily provide space to install the required 20-foot landscaped buffer. This would require a minor amendment to the site plan, which can be reviewed when building permits are requested.

The applicant is proposing an eight (8) foot high corrugated metal fence along the north property line and a retaining wall with an eight (8) foot high corrugated metal fence along the west property line. Walls in commercial district cannot exceed a height of 10 feet. Therefore, the applicant would need to ensure that any wall constructed on the north, east, or west property lines do not exceed a height of 10 feet which would include any retaining wall. Furthermore, the applicant is proposing corrugated metal as their fencing material. Typically, metal fencing materials are not the preferred fencing materials, especially in a commercial district. Therefore, staff recommends the use of decorative block. In addition, the applicant has indicated that a combination wall and fence is proposed on the southern property line. Currently a wall exists in this area. If the applicant intends to raise this wall, the applicant would need to ensure they receive concurrence from the adjacent property owners. Additionally, any addition to the wall must match the design of the existing wall and be structurally safe.

The site plan shows the location of several storage areas that will be fenced and gated and one covered storage area. These areas appear to be outside storage. However, the application is for the storage of automobiles, boats, or recreational vehicles. Outside storage within commercial districts is not allowed. Therefore, these areas need to be removed.

The site plan shows the future location of a Telecommunications Tower at the northwest corner of the subject site. A zoning category of C-2 does allow Telecommunications Towers and Facilities as a principally permitted use. However, prior to obtaining any building permits for the proposed tower, the applicant would need to demonstrate compliance with all codes and ordinances for the proposed tower. Therefore, approval of this special use permit does not imply any approval of the proposed Telecommunications Tower.

It should also be noted, that other than the care taker quarters, which are permitted in conjunction with the proposed use, no additional residential use is permitted on site or within any recreational vehicle.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, Comprehensive Plan, and should be compatible with the adjacent uses and surrounding neighborhood.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Should the associated request (VN-04-17) to reduce the required setback on the south property line not be approved by the Planning Commission, the applicant shall amend the site plan as necessary to demonstrate compliance with all appropriate setbacks. However, should the associated variance be approved, the applicant shall demonstrate compliance with all conditions of approval for VN-04-17.

3. Perimeter walls shall be constructed with decorative block, utilizing split face block with 20 percent contrasting block.
4. Storage shall be limited to automobiles, boats, or recreational vehicles. The outside storage of other goods or materials shall be prohibited.

Public Works:

5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
8. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Building Division Memorandum
Fire Prevention Memorandum
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map