



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 12.

TO: Planning Commission

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

Prepared By: Marc Jordan

SUBJECT: UN-53-17 (60000) RV STORAGE (Public Hearing). Applicant: Beaudée Corp. Request: A special use permit in a C-2 (General Commercial District) to allow an Automobile, Boat, and RV Storage Facility. Location: North of Craig Road, approximately 450 feet east of North 5th Street. (APN 139-02-214-004). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that UN-53-17 be approved subject to conditions listed.

GENERAL INFORMATION:

Comprehensive Plan:	Mixed-Use Commercial
Existing land use and zoning:	Undeveloped; C-2, General Commercial District
Surrounding land use and zoning:	<p><u>North:</u> Single-Family Residential and Drainage Channel; R-1, Single-Family Low Density District and C-2, General Commercial District</p> <p><u>West:</u> Green Valley Grocery Convenience Store, Storage One and Undeveloped; C-2, General Commercial District</p> <p><u>East:</u> Single-Family Residential and Undeveloped; R-1, Single-Family Low Density District, C-2, General Commercial District, and PUD, Planned Unit Development District</p> <p><u>South:</u> Undeveloped; PUD, Planned Unit Development District</p>

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to develop a portion of the undeveloped property 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.)*

On December 28, 2005, the Planning Commission approved a special use permit (UN-131-05) that allowed the existing mini-warehousing facility. According to the applicant's letter of intent, the proposed Vehicle, Boat, and RV Storage Facility would be a natural expansion of the mini-warehouse/storage facility.

Access to the subject site would be from two existing driveways next to Craig Road. One of the driveways would also provide access for a new car wash also proposed on the subject site. *(Note: A special use permit [UN-54-17] for the proposed automobile washing facility is also on this agenda for Planning Commission consideration.)*

According to the site plan, 50 covered parking spaces are proposed, with a range of sizes. Approximately 42 parking spaces would have a dimension of 12 feet in width by 30 feet in length. Approximately five parking spaces would have a dimension of 12 feet in width by 20 feet in length. The remaining three parking spaces would have a dimension of 12 feet in width by 20 feet in length. According to the covered parking elevations, the canopies would be 15 feet in height and constructed of metal, and painted with a tan color.

The applicant has also indicated that a block wall proposed around the parking facility will have a similar appearance and pattern as the wall for the proposed car wash. Elevations of the wall have been provided with this application. The proposed wall would be approximately 10 feet in height. The wall would consist of a tan colored sand textured stucco finish. The sand textured stucco finish would be broken up by a split face block at the base of the wall with split rib cmu near the upper portion of the wall, painted in gray. An aluminum trim painted black would be located above and below the split rib cmu. A metal coping painted tan is proposed to cap the top of the wall.

Approximately 15 feet of landscaping is also proposed between the proposed wall to surround the facility and Craig Road. Additional landscaping is also proposed next to the wall that separates the facility from the proposed car wash.

The subject site has an existing cell tower and off-premise sign that will remain.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comment.
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 site plan indicates that 15 feet of landscaping is proposed between the block wall and the property line. While the landscaping is consistent with the requirements of the Zoning Ordinance, the applicant is proposing a structure (carport canopy) next to the wall. The minimum setback for a structure in the C-2 District is 20 feet from the front property line, Craig Road. Therefore, the applicant will be required to move the wall back another five feet to ensure the setback requirements are met. This will require the applicant to reduce the covered parking length in this area by five feet.

The applicant is proposing a wall design that is unique and would match the proposed car wash. Staff has no objections to the proposed wall design along Craig Road and for the areas separating the car wash from the storage facility. However, to maintain a consistency in design, staff recommends that the wall along the drainage channel match the existing wall already used by the storage facility.

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. Twenty feet of landscaping shall be provided between the perimeter wall and Craig Road.
3. The wall shall substantially conform to the wall elevations submitted as part of this application with one exception. The wall along the drainage channel shall be designed to match the existing wall used by the mini-warehousing facility.

Public Works:

4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
6. The property owner is required to grant a roadway easement for commercial driveways.
7. The easternmost access location (RV storage outbound) shall have its gate located in close proximity to the sidewalk in order to prevent errant vehicles turning into this location.

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.

9. 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. A queuing analysis may be required.

10. 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.

11. Approval of a drainage study is required prior to submittal of the civil improvement plans.

ATTACHMENTS:

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