USE PERMIT for proposed recreational vehicle storage in conjunction with a proposed mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive applicable design standards per Table 30.56-2.

DESIGN REVIEWS for the following: 1) mini-warehouse with recreational vehicle storage; and 2) increase the finished grade on 2.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Russell Road, 660 feet east of Nellis Boulevard within Whitney. JG/md/ml (For possible action)

RELATED INFORMATION:

APN:
161-28-401-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase combined screen wall and retaining wall height to 11.5 feet (5.5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 27.8% increase).
2. a. Permit non-decorative metal (corrugated metal paneling) where not permitted within the urban area per Table 30.56-2.
   b. Permit vertical corrugated metal paneling where not permitted per Table 30.56-2.

DESIGN REVIEWS:
1. A proposed mini-warehouse with recreational vehicle storage.
2. Increase finished grade up to 64 inches (5 feet, 4 inches) where 18 inches is the standard per Section 30.32.040 (a 256% increase).

LAND USE PLAN:
WHITNEY – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: 5120 E. Russell Road
- Site Acreage: 2.5
- Project Type: Mini-warehouse with recreational vehicle storage
- Number of Stories: 2
- Building Height: Up to 30 feet
- Square Feet: 73,000
- Parking Required/Provided: 6/6 (33 spaces for recreational vehicle storage)

**Site Plan**
The plan shows a proposed 73,000 square foot mini-warehouse facility centrally located within the project site consisting of 2.5 acres. Thirty-three covered parking spaces designated for the storage of recreational vehicles are located to the north and west of the proposed mini-warehouse building. Three loading spaces are provided as required, located along the northwestern portion of the building. A 1-way, 27-foot wide, drive aisle circulates the perimeter of the building. Access to the site is restricted by a 6-foot high entry gate located at the southeast corner of the building with a 6-foot high exit gate located at the southwest corner of the facility. An existing off-premises sign, approved by action of AC-100-88, is located on the southeast corner of the project site and will not be relocated or altered. A 5-foot wide detached sidewalk will replace the existing attached sidewalk along Russell Road. Six parking spaces are provided as required by Code. Access to the project site is granted via a proposed commercial driveway along Russell Road. The required trash enclosure is provided along the southwestern portion of the building.

**Landscaping**
The plan depicts a 15-foot wide landscape area along Russell Road, including a 5-foot wide detached sidewalk. A 6-foot high decorative wall is located behind the landscape area adjacent to Russell Road. Twenty-four inch box large trees planted 20 feet on center are proposed along Russell Road. Four large 24-inch box trees, planted 100 feet on center, are located along the rear property line. Two, large 24-inch box trees are planted within the interior of the parking lot. A 12-foot high decorative CMU block screen wall/retaining wall (6-foot high retaining wall/6-foot high screen wall) is proposed along the rear property line, adjacent to the freeway. A 6-foot high decorative retaining wall is proposed along the western property line. A 6-foot high decorative screen wall is depicted on top of an existing 5.5-foot high retaining wall along the eastern property line.

**Elevations**
The plan depicts a building with a flat roof with parapet walls at a maximum height up to 30 feet. The south elevation consists of 4 roll-up doors, corrugated vertical and horizontal metal paneling, an EIFS exterior with a cement fiber board panel system, and an anodized storefront window system. The east elevation consists of multiple roll-up doors, corrugated vertical and horizontal metal paneling, and an EIFS exterior. The north and west elevations consist of multiple roll-up doors, corrugated vertical and horizontal metal paneling, an EIFS exterior and a cement fiber board panel system. The building will be painted with neutral colors consisting of silver, white, and brown finishes. The metal canopy covers (carports) for the recreational vehicles are 17 feet high.

**Floor Plans**
The overall size of the proposed building is 73,000 square feet. The first floor consists of 36,500 square feet with multiple storage units. The second floor consists of 36,500 square feet and contains multiple storage units. An 800 square foot area designated for a future manager’s unit is also depicted on the first floor.
Signage
Signage is not a part of this application.

Applicant’s Justification
The applicant states that the project site has a drastic change in elevation of 10 feet on the east and north elevations; therefore, a design review to increase the existing finished grade elevation is requested. Additionally, due to the topography of the site and to allow for proper drainage, an increase in height to the proposed retaining wall is requested. The applicant also states that the proposed project will be a great addition to the area, and conforms to the surrounding land uses.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-1400-07</td>
<td>Allow alternative landscaping and building materials with a design review for a vehicle wash and mini-warehouse - expired</td>
<td>Approved by BCC</td>
<td>January 2008</td>
</tr>
<tr>
<td>ZC-0313-07</td>
<td>Reclassified 2.5 acres from R-E to C-2 zoning for a future commercial use</td>
<td>Approved by BCC</td>
<td>May 2007</td>
</tr>
<tr>
<td>AC-100-88</td>
<td>Off-premises sign</td>
<td>Approved by PC</td>
<td>June 2008</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>U.S. 95 and Institutional</td>
<td>C-2 &amp; M-D</td>
</tr>
<tr>
<td>South</td>
<td>Residential Urban Center (up to 18 du/ac to 32 du/ac)</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-1</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
</tbody>
</table>

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Use Permit
A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The purpose of this request is to establish a recreational vehicle storage facility, in conjunction with a mini-warehouse, which is consistent with this particular type of development in Clark County. The adjacent properties are planned, zoned, and developed with existing non-residential uses; therefore, staff does not anticipate any adverse impacts from the proposed use. The applicant has used site planning techniques such as street landscaping, decorative walls, and a
single access point to the site to mitigate any potential impacts. Therefore, staff can support this request.

Waivers of Development Standards
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1
Staff can support the waiver to increase the combination of the retaining wall and screen wall height to 11.5 feet. Staff finds that the wall will not adversely impact the surrounding properties and the topography of the project site warrants an increase to the retaining wall height. Therefore, staff can support this request.

Waiver of Development Standards #2a & #2b
Although the vertical and horizontal corrugated metal paneling is not considered a decorative material, staff finds that the contrasting patterns comply with Commercial Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. The combination of the vertical and horizontal corrugated metal paneling, in addition to the EIFS exterior and cement fiber board panel system, enhances the design element of the elevations. Staff also finds that the contrasting colors between the corrugated metal panels, the EIFS exterior, and the cement fiber board panel system improve the aesthetic quality of the proposed mini-warehouse facility. Therefore, staff can support this request.

Design Review #1
The proposed mini-warehouse is located along an arterial street, Russell Road, which complies with Commercial Policy 66 of the Comprehensive Master Plan which states that commercial development should provide access points on arterial and collector streets. Staff finds that the project also complies with Urban Specific Policy 12 which encourages the development of detached sidewalks. The detached sidewalk will provide a safer and enhanced walking environment for pedestrians along Russell Road. Additionally, the building complies with Urban Specific Policy 19 which states scale relationships between buildings and adjacent developments should be carefully considered. The recreational vehicle sales facility to the west and the mini-warehouse facility to the east are 30 feet and 22 feet in height, respectively. Consideration was also given to the location of the mini-warehouse, as it is centrally located on the site. The 6 foot high decorative wall proposed behind the 15 foot wide landscape area along Russell Road will assist in screening the facility from the adjacent street. Staff finds the proposed mini-warehouse and recreational vehicle storage facility is compatible with the adjacent land uses; therefore, staff can support this request.

Public Works – Development Review
Design Review #2
This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff
will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Exterior building materials as depicted per plans on file;
• Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
• Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• Drainage study and compliance;
• Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
• Traffic study and compliance;
• Full off-site improvements.
• Applicant is advised that the installation of detached sidewalk will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

TAB/CAC: Whitney – no recommendation.
APPROVALS:
PROTESTS:

APPLICANT: Chubbs, LLC
CONTACT: Shurley Design Studio, LLC, Gerald Shurley, 9270 Onesto Avenue, Las Vegas, NV 89148