



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-21620 - APPLICANT/OWNER: TIMOTHY & ALISANDRA VOLZ

THIS ITEM WAS HELD IN ABEYANCE FROM THE AUGUST 15, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (4-3/gt, se, bg vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The communications antenna tower and its associated equipment shall be properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications tower and its associated equipment and facility.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. The overall height of the communication tower with antenna shall be no greater than 55 feet.
5. The tower shall be lowered during all periods of inclement weather with wind speeds of 50 miles per hour and greater.
6. At the completion of installation of the new radio antenna tower, the existing push-up antenna pole shall be permanently removed and shall cease operation on the project site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit to allow a proposed 55-foot high retractable amateur radio antenna tower at 325 Santa Fe Street. The proposed antenna will be installed within the rear yard of an existing single family residence. The project is a permitted use within the R-1 (Single family residential) zoning district consistent with Title 19.04 and the General Plan. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/20/67	The City Planning Commission approved a Zone Change (Z-28-67) reclassifying property located on the south side of Las Vegas Expressway (West Fremont) between Rainbow and Buffalo Drive from R-E (Residence Estates) to R-1 (Single family Residence).
07/12/07	The Planning Commission voted 4-3/gt, se, bg to recommend DENIAL (PC Agenda Item #34/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
04/11/07	A Pre-Application Meeting was held where Planning staff advised the applicant of the Special Use Permit requirements for the proposed mounted communications antenna.
<i>Neighborhood Meeting</i>	
NA	
<i>Field Check</i>	
05/10/07	A site visit was conducted to the project parcel and the property is located within a developed single family residential district.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single family residential	L: Low Density Residential	R-1: Single family residential
North	Single family residential	L: Low Density Residential	R-1: Single family residential

South	Single family residential	L: Low Density Residential	R-1: Single family residential
East	Single family residential	L: Low Density Residential	R-1: Single family residential
West	Single family residential	L: Low Density Residential	R-1: Single family residential

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

The communication tower will be a welded steel brace structure consisting of a pulley assembly with gear winch system and mounted upon a concrete base footing. The structure will be located within the rear yard of the existing house directly adjacent to the rear wall of the home. The antenna mast will be fitted with a triband horizontal yagi style directional beam antenna. This style of antenna will not extend above the requested total antenna height of 55 feet. The R-1 zoning district permits the operation of mounted antennas over 15 feet in height with approval of a Special Use Permit. The structure will have the ability to retract to a stowed height of 23-feet.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed retractable communications antenna will be operated to be harmonious with neighboring residential uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed antenna will be constructed upon a developed single-family residential lot and will be contained within the rear yard. The structure will feature the ability to retract from the fully extended height of 55 feet to a stowed away height of 23 feet which will be less than the height of the existing structure.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Existing neighborhood streets have adequate capacity to accommodate the proposed use. As an accessory use the proposed antenna and related operations will not negatively affect existing street operations.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

No adverse effects to human health and public safety will result with implementation of the project. The proposed use is consistent with the underlying R-1 Zone and the Medium Density Residential land use designation of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

Title 19.04 does not contain minimum requirements for the proposed use.

PLANNING COMMISSION ACTION

The Planning Commission considered additional conditions: one year admin review and tower to be lowered when not in use for any 24 hours period. There were two speakers in favor of the application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 394 by City Clerk

APPROVALS 2

PROTESTS 9