



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-32821 - APPLICANT: VERIZON WIRELESS - OWNER:
HORSE MINI STORAGE PARTNERS, LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Wireless Communication Facility, Stealth Design use, including parking requirements.
2. 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.
3. Prior to issuance of any building or grading permits, ADA parking stalls shall be installed in compliance with Site Development Plan Review (SDR-12087).
4. The block wall enclosure shall consist of a decorative block wall with 20% contrasting material at least six feet in height and meeting all requirements of Title 19.12.075.
5. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed wireless communications facility shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed structure and ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 70-foot tall Wireless Communication Facility, Stealth Design (Monopalm) at 8525 Oso Blanca Road. The proposed facility will provide the opportunity to accommodate one additional carrier. The initial carrier will provide 15 panel antennas at the 62-foot centerline. The antennas will be flush-mounted on the pole camouflaged by the artificial palm prongs, and will not be visible to the public. A new equipment enclosure consisting of an eight-foot tall block wall (to match existing block wall) with wrought iron gates will be built on the subject site to house the monopalm and associated electrical equipment.

The proposed monopalm complies with the residential adjacency standards as the proposed site is approximately 293 feet from residentially zoned property. The proposed Wireless Communication Facility, Stealth Design (Monopalm) use can be conducted in a compatible and harmonious manner with the surrounding development and land uses; therefore staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/95	The City Council approved a request for a Variance (V-0065-95) to allow two proposed 14-foot by 48-foot off-premise advertising (billboard) signs with a separation of 555 feet, where 750 feet is the minimum separation required at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Board of Zoning Adjustment recommended approval.
10/18/00	The City Council approved an appeal of a five year review of a Variance [V-0065-95(1)] of an approved 14-foot by 48-foot off-premise advertising (billboard) sign at the northwest corner of Tee Pee Lane and Oso Blanca Road.
04/02/03	The City Council approved a request for a Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and from U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium Low Density Residential), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission recommended approval.

09/21/05	The City Council approved a request for a General Plan Amendment (GPA-7289) to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to SC (Service Commercial); Rezoning (ZON-7290) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to C-1 (Limited Commercial); Site Development Plan Review (SDR-7291) for a 27,980 square-foot retail center; Special Use Permit (SUP-7757) for a proposed service station; and Variance (VAR-7992) to allow a 20-foot rear setback where residential adjacency standards require a 96-foot rear setback for a retail center on property located at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Planning Commission recommended approval.
05/17/06	The City Council approved a request for a Site Development Plan Review (SDR-12087), and Special Use Permit (SUP-12090) for a proposed mini-warehouse facility on 3.92 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Planning Commission recommended approval.
07/27/06	The Planning Commission approved (final action) a request for a Tentative Map (TMP-14185) for a one-lot commercial subdivision at the northwest corner of Tee Pee Lane and Oso Blanca Road.
08/16/06	The City Council approved a request for a Review of Condition (ROC-14877) of condition #7 of an approved Rezoning (ZON-7290) to allow temporary transition pavement on Oso Blanca Road where full width Street improvements were required on the northwest corner of Tee Pee Lane and Oso Blanca Road.
04/14/08	The mylar was released for recordation of Final Map (FMP-18526) for a one-lot commercial subdivision at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Final Map has not recorded as of yet.
10/21/08	The Department of Planning and Development administratively denied a request for a Site Development Plan Review (SDR-31278) for a proposed 70-foot tall Wireless Communication Facility, Stealth Design at 8525 Oso Blanca Road.
02/12/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8/leh).
<i>Related Building Permits/Business Licenses</i>	
10/29/07	A building permit (#07002992) was issued for on-site improvements at 8525 Oso Blanca Road. The permit expired on 04/26/08.
10/29/07	A building permit (#07002991) was issued for a storage building, office, and apartment at 8525 Oso Blanca Road. The permit was finalized on 11/20/08.
10/29/07	A building permit (#07002993) was issued for a trash enclosure at 8525 Oso Blanca Road. The permit expired on 11/08/08.
12/05/07	A building permit (#07003258) was issued for underground water and sewer at 8525 Oso Blanca Road. The permit expired on 12/13/08.
06/17/08	A building permit (#08000224) was issued for two illuminated wall signs (tag #10570) at 8525 Oso Blanca Road. The permit is still open.

<i>Pre-Application Meeting</i>	
12/16/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Stealth Design was discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application.	
<i>Field Check</i>	
01/08/09	A routine field check was performed by staff where temporary signs (banners) were noted on the existing mini-storage facility, and the required ADA parking spaces were not installed as required by Site Development Plan Review (SDR-12087).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.94

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Single-Family Residences	TC (Town Center)	T-C (Town Center) [MLA-TC (Medium-Low Attached Residential Town Center) Special Land Use Designation]
East	Undeveloped (Part of Commercial Subdivision) / US-95	SC (Service Commercial) / ROW (Right-of-Way)	C-1 (Limited Commercial)
West	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way) /
	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium Low Density) & MFM (Multi-Family Residential) Grand Canyon Village Special Land Use Designation]
	Condominiums		

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	128,006 Square Feet	Y
Min. Lot Width	100 Feet	195 Feet	Y
Min. Setbacks			
• Front	20 Feet	164.08 Feet	Y
• Side	10 Feet	258.92 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	41.58 Feet	Y
Max. Lot Coverage	50%	N/A	N/A
Max. Building Height	N/A	70 Feet	Y

Residential Adjacency Standards per Title 19.08.060

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	Approximately 293 Feet	Y

ANALYSIS

- Zoning**

The subject site is zoned C-1 (Limited Commercial) with a land use designation of SC (Service Commercial). A Wireless Communication Facility, Stealth Design is a conditional use in a C-1 (Limited Commercial) zone, unless the Director determines that the proposed facility does not conform to the conditions as stated in Title 19.04.

- **Wireless Communication Facility, Stealth Design**

Title 19.04 defines a Wireless Communication Facility, Stealth Design as, A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof-mounted antennas (with architectural screening when appropriate); building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low-powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

- **Site Plan**

The applicant is proposing a 70-foot Wireless Communication Facility, Stealth Design (Monopalm) to be located adjacent to an mini-storage facility at 8525 Oso Blanca Road, in a C-1 (Limited Commercial) zoned district. The subject site is on the northwest corner of Oso Blanca Road and Tee Pee Lane. The monopalm will be constructed northwest of the existing building, approximately 41.58 feet from the west property line. The monopalm and all of the electrical equipment associated with the proposed Wireless Communication Facility will be housed within an 8-foot tall block wall enclosure with a wrought iron gate to be constructed on the northwest corner of the subject site. The applicant has indicated on the plans that the block wall will be of the same design theme as the existing wall on-site today, meeting Title 19.12 Landscape and Buffer Standards. A condition has been added to ensure the proposed block wall complies with Title 19.12 standards. An 11.67-foot by 30-foot equipment shelter will be constructed within the block wall enclosure to house all electrical equipment associated with the Wireless Communication Facility. A cable bridge will connect the electrical equipment to the monopalm. A total of 15 panel antennas will be mounted on the proposed tower at the 62-foot centerline. The antennas will be housed on the interior of the monopalm, mounted on the pole itself, camouflaged by the monopalm artificial palm prongs. The proposed monopalm has the capability of accommodating one additional carrier at the 52-foot centerline.

The subject site is a triangular shaped parcel. Adjacent to the subject site to the north and east is Oso Blanca Road and US-95. To the south is a residential neighborhood, and to the west is an undeveloped parcel [ROW (Right-of-Way)] with an additional residential neighborhood to the west of the undeveloped parcel. Title 19.08.060 Residential Adjacency Setback Standards require a minimum separation of 210-feet from protected property. The proposed communication facility will be approximately 293-feet from the protected property to the west, and approximately 815 feet from the protected property to the south. The proposed monopalm meets the minimum Residential Adjacency Setback requirements.

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 Wireless Communication Facility, Stealth Design (Monopalm) use can be conducted in a manner that is harmonious and compatible with the existing surrounding area.

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

The subject site is physically suitable for the type and intensity of land use proposed as the addition of a Wireless Communication Facility, Stealth Design (Monopalm) will not intensify the land use.

- 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.**

There is little expected traffic related with a Wireless Communication Facility at the subject site. Oso Blanca Road, an 80-foot Collector Street, and Tee Pee Lane, an 80-foot Local Street, as defined by the Master Plan Streets and Highways, provide adequate access to the subject property.

- 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.**

The approval of this request would not compromise public health, safety, and welfare or the overall objectives of the General Plan.

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

The proposed 70-foot Wireless Communication Facility, Stealth Design (Monopalm) meets the minimum requirements for a Wireless Communication Facility, Stealth Design.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 648 by City Clerk

APPROVALS 4

PROTESTS 1