



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-41299	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

SUP-41299 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Wireless Communication Facility, Non-Stealth Design use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The Wireless Communication Facility 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
July 20, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This was originally a request for a Special Use Permit for a proposed 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) on a site that has an existing Auto Towing Service at 2400 Highland Drive. The plans have been revised to depict a 75-foot tall monopole design with the antenna located within the pole. The site is located in an industrial area adjacent to I-15. The proposed facility will accommodate up to four carriers. The applicant is proposing to provide an enclosure with an eight-foot tall block wall to screen the facility with two four-foot wide metal gates for entry/exit. The proposed use can be conducted in a manner that is harmonious with the existing and future surrounding land uses; therefore staff recommends approval of this request. If the application is denied, the proposed Wireless Communications Facility will not be permitted.

ISSUES

The proposed Wireless Communication Facility, Non-Stealth Design (Monopole) complies with all Title 19.12 minimum Special Use Permit requirements for the use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
1/12/61	The Board of City Commissioners approved a request for Rezoning (Z-0064-60) from R-1 (Single Family Residence) to M-1 (Light Industry) on property generally located between Oakey and San Francisco (Sahara Avenue) from the Union Pacific Railroad to the proposed freeway (Interstate 15).
05/17/06	The City Council approved a request to change the Future Land Use Designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
02/02/11	The Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-40808) to install a new 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) with twelve (12) antennas at the 77-foot centerline with one (1) GPS antenna near the base of the facility; in addition to installing an eight (8) foot tall block wall compound at 2400 Highland Drive.
06/14/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 25/ds).

Staff Report Page Two
July 20, 2011 - City Council Meeting

<i>Most Recent Change of Ownership</i>	
07/19/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/30/06	A business license (A29-00071) was issued for an Auto Towing Service at 2400 Highland Drive. The license is still active.
There has been no recent building permits issue for the subject site.	

<i>Pre-Application Meeting</i>	
03/21/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for the proposed Wireless Communication Facility, Non-Stealth Design (Monopole) with the associated equipment.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
04/06/11	Staff conducted a field check of the subject site and found it free of trash/debris with a chain link fence with screening and barbed-wire along the top portion surrounding the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.65

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Auto Towing Service	LI/R (Light Industry/Research)	M (Industrial)
North	Retail Establishments	LI/R (Light Industry/Research)	M (Industrial)
South	Service Station	LI/R (Light Industry/Research)	M (Industrial)

Staff Report Page Three
July 20, 2011 - City Council Meeting

East	RV Park, Retail Establishments, Auto Repair Garage-Minor and Major	LI/R (Light Industry/Research)	M (Industrial)
West	ROW (Right-of-Way): I-15	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Live/Work Overlay District	X		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Las Vegas Redevelopment Plan Area	Y		Y
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

ANALYSIS

The applicant is proposing a 75-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) that will accommodate up to four carriers on property occupied by an Auto Towing Service. An eight-foot tall block wall enclosure will be constructed to screen the equipment, with two, four-foot metal gates for entry/exit. The proposal meets the minimum Special Use Permit requirements for a Wireless Communication Facility, Non-Stealth Design as listed in Title 19.12. No additional parking is required beyond that which is required for the principal use on the site.

FINDINGS (SUP-41299)

In order to approve a Special Use Permit application, per Title 19.16.110 of the Unified Development Code, the Planning Commission and City Council must affirm the following:

- 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.**

Staff Report Page Four
July 20, 2011 - City Council Meeting

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

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 the land use proposed.

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.

Access to the site is provided via Highland Drive, an 80-foot Frontage Street as designated by the Master Plan of Streets and Highways. This street provides adequate access to/from 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.

Approval of this Special Use Permit will not compromise public health, safety, or welfare as the proposed Wireless Communication Facility, Non-Stealth Design use, nor will it be inconsistent with the overall objectives of the General Plan.

5.The use meets all of the applicable conditions per Title 19.12.

The proposed Wireless Communication Facility, Non-Stealth Design use meets the minimum requirements of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

NOTICES MAILED

102 (By City Clerk)

APPROVALS

3

PROTESTS

2