



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-43288	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43288 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) use.
2. Conformance to the approved conditions for Rezoning (Z-0032-85), and Site Development Plan Review (SDR-6936).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits

Conditions Page Two
November 8, 2011 - Planning Commission Meeting

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to locate a Wireless Communication Facility, Non-Stealth Design on the roof of the north parking garage at 4949 North Rancho Drive. The facility will have very limited visibility from the public right-of-way (US-95) and will not negatively impact the surrounding adjacent development. Staff is recommending approval with conditions since the use is compatible and harmonious with the surrounding neighborhood. If denied, the Wireless Communication Facility, Non-Stealth Design could not be located at this site.

ISSUES

- A Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) is permitted in a C-2 (General Commercial) zone with an approved Special Use Permit. Staff supports the request as it is compatible with the existing and surrounding uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/19/85	The City Council approved a Rezoning (Z-0032-85) request from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) for the subject property. The Planning Commission recommended approval of the action at their meeting of 06/13/85.
03/15/89	The City Council approved a Special Use Permit (U-0182-88) for the development of a hotel and casino.
08/10/98	The City Council approved a Site Development Plan [Z-0032-85(9)] for a three-story parking garage on the subject property. The Planning Commission and staff recommended approval.
10/12/00	The Planning Commission approved a Site Development Plan [Z-0032-85(10)] for a four-story parking garage on the subject property. Staff recommended approval.
12/07/00	The Planning Commission approved a Site Development Plan [Z-0032-85(12)] for a temporary reduction in the amount of on-site landscaping and in the amount of on-site parking. Staff recommended approval.
12/22/01	The Planning and Development Department administratively approved a Site Development Plan [Z-0032-85(13)] for a 27,300 square-foot addition to the existing hotel and casino.

Staff Report Page Two
November 8, 2011 - Planning Commission Meeting

12/17/03	The City Council approved a request to permit new freestanding signage on the site (MSP-2881). The Planning Commission recommended denial of the request at their meeting of 09/25/03.
04/21/04	City Council approved a Site Development Plan Review (SDR-3923) application for a proposed expansion of the casino and the addition of a movie theater. The Planning Commission and staff recommended approval.
08/17/05	City Council approved a Site Development Plan Review (SDR-6936) request for a proposed 118,000 square foot casino expansion and a 2,910 space parking structure with waivers of the parking lot, perimeter and foundation landscaping requirements at 4949 North Rancho Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership

06/17/11	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

02/19/91	A Business License (H06-00015) for a hotel was issued for 4949 North Rancho Drive. The license is currently active.
10/09/00	A Business License (G08-00048) for non-restricted gaming was issued for 4949 North Rancho Drive. The license is currently active.
02/07/06	A Building Permit (#6000937) was issued for a casino expansion at 4949 North Rancho Drive. The permit was finalized on 08/15/07.

Pre-Application Meeting

09/14/11	Staff met with the applicant and reviewed the requirements for a Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) Special Use Permit application. It was noted that a parking analysis would be required since spaces would be removed from the parking garage to make way for the new facility.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.	
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Field Check

09/29/11	A field check was conducted on the subject site. The parking garage roof currently contains a standard light pole and striped parking in the location of the proposed wireless communications facility.
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Staff Report Page Three
November 8, 2011 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	38.57

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Hotel/Casino	GC (General Commercial)	C-2 (General Commercial)
North	U.S. 95 Interchange	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
	Commercial Center	GC (General Commercial)	C-2 (General Commercial)
South	Service Station Use	GC (General Commercial)	C-2 (General Commercial)
	Fire Station	PF (Public Facilities)	C-V (Civic)
	Apartments	MLA (Medium-Low Density Residential)	R-3 (Medium Density Residential)
	Child Care Facility	R-E (Residence Estates)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Sexually Oriented Business Use	GC (General Commercial)	C-2 (General Commercial)
	Auto Repair Use		
	Undeveloped	MLA (Medium-Low Density Residential)	C-1 (Limited Commercial)
		SC (Service Commercial)	
West	U.S. 95	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)

Special Purpose and Overlay Districts	Yes	No	Compliance
A-O (Airport Overlay) District (200-Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

Staff Report Page Four
November 8, 2011 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
U.S. 95	Freeway	Master Plan of Streets and Highways	250	Y
Rancho Drive	Primary Arterial with limited Access (flyover)	Master Plan of Streets and Highways	200	Y
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	200 Rooms	1: room	200				
Casino	208,628 SF	1: 90 SF	2,318				
Bowling Alley	60 Lanes	3: lane	180				
Movie Theater	3,394 seats – 20 Employees	1: 4 seats, 1: employee	869				
Conference Center	5,995 SF	1: 100 SF	60				
Office	27,618 SF	1: 300 SF	93				
Restaurant	49,996 SF	1: 50 SF	712				
TOTAL SPACES REQUIRED			5,544		6,492		Y

ANALYSIS

The applicant is requesting to locate a Wireless Communication Facility, Non-Stealth use on the northwestern portion of the roof on the north parking garage at a Hotel and Casino at 4949 North Rancho Drive. The project will remove three parking spaces from the garage. This site is currently over-parked by 948 spaces. The reduction of three spaces will have no effect on the overall parking for the site.

Staff Report Page Five
November 8, 2011 - Planning Commission Meeting

The proposed location will only be visible from the U.S. 95 R.O.W. and the Rancho Drive R.O.W. Rancho Drive is elevated at this location as a flyover of U.S. 95 and effectively blocks the view of the project from properties to the north and east of the site. The proposal meets the minimum Special Use Permit requirements for a Wireless Communication Facility, Non-Stealth Design as listed in Title 19.12. Due to the remote northwest location of the project on the site and the fact that it is on the roof of a parking garage, staff is recommending approval.

FINDINGS (SUP-43288)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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.

The proposed Wireless Communication Facility, Non-Stealth use is harmonious and compatible with existing surrounding land uses.

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

The proposed Wireless Communication Facility, Non-Stealth use will be located on the roof of the north parking garage, which is physically suitable for the type and intensity of the 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.

This site has direct access off both Rancho Drive and West Lone Mountain Road. These roads are adequate to meet the needs of the site. The proposed use will not increase the traffic demands for the site.

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.

This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements, which will insure the protection of the public health, safety and general welfare.

Staff Report Page Six
November 8, 2011 - Planning Commission Meeting

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

The project meets all conditions for a Wireless Communication Facility, Non-Stealth use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 616

APPROVALS 1

PROTESTS 1