



City of Las Vegas

Agenda Item No.: **115.**

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: JULY 20, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: UP-6435 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: SOUTHWESTCO WIRELESS, LP, DBA VERIZON WIRELESS - OWNER: TONOPAH PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED 77-FOOT TALL CELLULAR COMMUNICATION FACILITIES (TOWER) at 2100 West Charleston Boulevard (APN 139-32-804) - PD (Planned Development) Zone [SC (Service Commercial) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-64309]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

1

City Council Meeting

2

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda - Protest Postcards
8. Submitted at Meeting - Photos of Cell Towers
9. Backup Submitted at the June 14, 2016 Planning Commission Meeting

Motion made by LOIS TARKANIAN to Hold in abeyance to 8/17/2016

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BOB COFFIN, STAVROS S. ANTHONY)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

TRACY CLINE, Spectrum Services, stated that he worked with COUNCILWOMAN TARKANIANS office, but was unable to gain her support. Planning staff has been helpful. PETER LOWENSTEIN, Planning Section Manager, indicated that cell towers are prohibited as a conditional uses, so, a special use permit is required. Although it is of stealth design, it would be

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the first stand-alone tower in the district. Staff recommended denial of the request as it does not meet the requirements of the conditional use or the intent of the district.

RICHARD TRUESDELL stated that he has had numerous conversations with COUNCILWOMAN TARKANIAN, Planning Staff and the applicant. In speaking with HANK GORDON, he agreed that they could make a better design of the stealth tower. This is the first application of any height impact within the Medical District. He understands the need for cellular towers and this is a phenomenal opportunity in the Medical District to create these cell towers as part of the public art and the fabric of the Medical District. He provided drawings to COUNCILWOMAN TARKANIAN and in reaching out to MR. GORDON he would support holding this item for 30 days. MR. TRUESDELL verified for MAYOR GOODMAN that MR. GORDON is 50 percent owner of the property with ERWIN MOLASKY, and he was told that he could represent that MR. GORDON is willing to hold the item for 30 days to work out the design of the sign.

COUNCILMAN ROSS understood the design of cell towers for the Medical District is significant. He has spoken to the cellular industry and similar applications will follow, and cellular towers are closer together. There is a stealth tower on Boulevard that looks like a water tower, and it fits with the rural area. MR. COWENSTEIN confirmed for COUNCILMAN ROSS that there are specific criteria for wireless communication facilities in the Medical District. COUNCILMAN ROSS stated that it is important to be cognizant of technology changes in the Medical District as it affects the development and design of cellular towers.

COUNCILWOMAN TARKANIAN is not a big proponent of cellular towers, but she knows that they are needed in the Medical District. She was unclear whether cell towers are not allowed on roofs of hospitals, but she did not have an opportunity to verify that information. MAYOR GOODMAN pointed out that hospitals located in this area have helipads and they do not want anything that is high.

MR. CLINE verified for COUNCILWOMAN TARKANIAN that the plans show the design as having three sides with the Medical District logo. This sign would brand the district, and the sign could be seen from the freeway. The Councilwoman did not object looking at something more artistic, and she has looked at designs sent by MR. TRUESDELL. The applicant made a commitment for a stealth design. MR. CLINE was not aware of the new design and is unable to say if those designs would work. They have worked very hard on the proposed design and have been working on it for almost two years. Regarding the hospital roof, he received an email from the County stating that the hospital does not have room available on the roof. He does not want to be unreasonable by not holding the item for 30 days, but this was just sprung on him. However, he will follow the Councilwoman's recommendation.

COUNCILWOMAN TARKANIAN preferred holding the item, and stated that she will work closely with the applicant to discuss the design as suggested by MR. TRUESDELL. She wondered if MR. CLINE could provide a sight view of the proposed cell tower and its color.

MAYOR GOODMAN declared the Public Hearing closed.