

06/21/22 PC AGENDA SHEET

LIGHTING
(TITLE 30)

ALLER DR/SURREY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.

DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-35-513-031 (ptn)

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of 4 freestanding luminaries (poles) to 30 feet where 25 feet is the maximum height per Section 30.56.135 (a 17% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1855 Aller Dr.
- Site Acreage: 9.5 (portion)
- Project Type: Cargo warehouse lighting
- Number of Stories: 1
- Building Height (feet): 30 building/30 lights
- Square Feet: 78,000
- Parking Required/Provided: 78/155

Site Plans

The plans depict an under construction 78,000 square foot cargo warehouse building located 155 feet south of Aller Drive and 40 feet east of Spencer Street. The property is bounded to the south by an existing concrete tarmac and warehouse owned by the Department of Aviation. Access to the site is provided by a driveway on Aller Drive and on Spencer Street. Twenty-six loading

docks are located on the north side of the building. Parking for the facility is also located along the north side of the site, and there are a total of 155 parking spaces where 78 parking spaces are required. An extension of the tarmac is located east of the proposed building with the 4 proposed freestanding luminaries.

Landscaping

Approximate 8 foot to 40 foot wide street landscape buffers are shown along the street frontages. Within the interior parking lot of the site, landscape fingers in the customer parking lot are provided. The landscape materials include large trees, shrubs, and groundcover. No new landscaping is proposed with the lighting plan.

Elevations

The plans depict a building with a flat roof and parapet walls with painted concrete tilt-up panels, metal awnings, with some glass store front elements and horizontal reveal lines. The height of the building is 30 feet and roll-up doors are located on the north side of the building. The proposed 30 foot freestanding luminaries match the height of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing four, 30 foot tall freestanding luminary light poles on the tarmac located on the east side of the property. The additional 5 feet above the allowed height of 25 feet is needed to accommodate airport vehicles and equipment height. The Department of Aviation requires minimum tarmac light levels and to keep the head of the light fixtures above the ground service equipment that will be traversing the parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0501	Cargo warehouse	Approved by PC	December 2020
ZC-0487-03	Reclassified this site and parcels south of this site to M-D and M-1 zoning for future expansion of Harry Reid International Airport including industrial complexes	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Warehouse complex
South	Public Facilities & Business Employment	P-F & M-D	Existing tarmac & warehouse
East	Public Use	M-D & C-2	Football/soccer fields
West	Public Use	P-F	Warehouse complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The proposed freestanding light luminaries are compatible with the surrounding airport uses and required for aviation operations. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. The areas to the south and east of the property have taller light poles either on airport property or the play fields. Goal 5.2 of the Master Plan supports continued improvements to and expansion of commercial airport operations in Clark County. Staff recommends approval of the waiver of development standards.

Design Review

The proposed lighting is located east of the existing warehouse and will be the same height as the warehouse building. The proposed development is compatible with adjacent development and development in the area, including buildings, structures, and lighting. Lighting characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, and are harmonious and compatible with development in the area. The Master Plan policy 5.2.1 supports compatible uses with guidance provided by aviation agencies. Staff recommends approval of the design review.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREG WELLS

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