

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0364-WYKOFF NEWBERG CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; and **2)** reduce gate setback.

DESIGN REVIEW for a communication utility building on 0.50 acres in a CG (Commercial General) Zone.

Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-17-801-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Oso Blanca Road where a 15 foot wide landscape area consisting of 1 large tree every 30 feet is required per Section 30.04.01 (a 100% reduction).
2. Reduce gate setback to 25 feet where 50 feet is required per Section 30.04.03E (a 50% reduction).

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.50
- Project Type: Communication utility building (fiber-optic)
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 200
- Sustainability Required/Provided: 7/0

Site Plan

The plan depicts a proposed communication utility building enclosure located along the northwest portion of the site, set back 20 feet from Oso Blanca Road and 10 feet from the adjacent property to the west. The site is currently mostly undeveloped, featuring only an existing billboard to the south of the proposed building enclosure location. The lease area of the

site is enclosed with an 8 foot high chain-link fence. There is an access driveway and gate to the north of the enclosure. The gate is set back 25 feet from the right-of-way. The enclosure includes the utility building (equipment hut), and a generator.

Landscaping

No additional landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate street landscaping adjacent to a freeway frontage road in an urban area.

Elevations

The prefabricated equipment building has an overall height of 12 feet with exterior materials which consist of rock exterior, low slope metal roof, and exterior wall mounted HVAC units. Security lighting is wall mounted and directed downward on the north side of the building. The generator has an overall height of 8 feet. Screening of mechanical equipment is exempt with utility related uses.

Floor Plans

The equipment hut consists of 200 square feet and contains equipment racks and interior power/equipment areas.

Applicant’s Justification

The applicant indicates that the equipment hut and fiber optic hub are not pedestrian oriented uses and the NDOT right-of-way does not have detached sidewalks. The lease area for the communication utility building equipment site is located on the northerly portion of the site. The proposed 30 foot driveway will provide adequate area for maintenance vehicles to pull completely off of the right-of-way for access to the crewless fiber optic hub which will be utilized during routine maintenance approximately 1 time per month.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-205-85	Off-premises sign	Approved by PC	September 1985
UC-18-85	Off-premises sign	Approved by PC	March 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	H-2	US 95 & plant nursery
West	City of Las Vegas	T-C (Town Center District)	Regional Transportation District (RTC) Park & Ride lots
South	City of Las Vegas	C-1 (Limited Commercial)	Undeveloped

Related Applications

Application Number	Request
ZC-24-0363	A zone change to reclassify the site from an H-2 zone to a CG zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Waivers of Development Standards & Design Review

Staff finds that the request is compatible with the surrounding uses and complies with Master Plan Policy 5.5.2, which encourages the expansion of infrastructure throughout Clark County. Staff does not anticipate any detrimental consequences to the lack of street landscaping along Oso Blanca Road since the street frontage of the project site is minimal and is consisting of a driveway. The driveway design allows for the site maintenance crew to be able to access the site without obstructing traffic. The proposed structure and enclosure have been designed to reduce the impact of the structures on the surrounding uses; therefore, staff can support these requests.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: GIGAPOWER, LLC

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