

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0009-CADANO ARDMORE, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone.

Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-17-801-015; 161-17-801-016 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4642 Flamingo Road
- Site Acreage: 2.35 (portion)
- Project Type: Communication tower
- Height (feet): 80

Site Plan

The plan indicates that the subject property is located on the north side of Flamingo Road and 300 feet east of Mountain Vista Street. There is an existing commercial development located on the property. The plan depicts a proposed 80 foot high communication tower with associated equipment located within a 73 foot by 28 foot, 6 foot high chain-link fence compound on the northwest corner of the site. The compound will access via an easement running from Flamingo Road to the rear and west sides of the property. The proposed tower is located behind the commercial building which runs parallel to Flamingo Road. The tower will be setback 24 feet from the north property line, 280 feet from east property line, 300 feet from south property line along Flamingo Road, and 32 feet from west property line. The site is adjacent to a multi-family residential development located to the north; therefore, requiring a use permit to reduce the required setback. The proposed tower does not reduce the number of existing parking spaces.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be enclosed within a 6 foot high chain-link fenced compound. The tower will be structurally capable and designed to accommodate more than 1 antenna array. The tower (monopole) will be painted with a color generally matching the surroundings to minimize its visibility.

Applicant's Justification

The applicant states this wireless facility will provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes but also most importantly enhances emergency services, which is vital to the safety of the surrounding community. The proposed tower is approximately 88 feet from the nearest residential structure. The compound will not be visible from the street there will be no changes to the existing conditions of the site, including changes to the existing landscaping, loading/delivery zones, perimeter walls, parking count etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0965-09	Allowed a place of worship in conjunction with an existing shopping center	Approved by ZA	September 2009
UC-0040-06	Allowed a place of worship in conjunction with an existing shopping center - expired	Approved by PC	March 2006
DR-2013-03	Design review for a freestanding restaurant in conjunction with an existing shopping center	Approved by PC	February 2004
UC-0188-02	Allowed a place of worship in conjunction with an existing shopping center - expired	Approved by PC	March 2002
VC-0071-98	Allowed an outside smog check station	Approved by BCC	March 1998
VC-0905-97	Design review for a water vending kiosk	Approved by PC	June 1997
ZC-0048-95	Reclassified 2.35 acres from R-1 & T-C to C-2 zoning	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM)	RM18	Multi-family residential development
South	Corridor Mixed-Use (CM) & Neighborhood Commercial (NC)	CG & CP	Office & animal clinic
East	Corridor Mixed-Use (CM)	CG	Commercial shopping center
West	Corridor Mixed-Use (CM)	CG	Undeveloped

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Although the applicant has stated the nearest residential building is 88 feet away from the proposed communication tower, the entire area along the rear of the site is residential. An 80 foot high tower is not compatible with the existing residential development in the area and may have a negative impact with the adjacent residential areas. Staff finds that the new communication tower should be relocated to other areas within the same commercial complex, closer to Flamingo Road, where its location will be farther away from residential uses, yet still provide important cellular services to the immediate community. Staff cannot support this request.

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. Staff finds that the proposed communication tower design and colors are appropriate. However, due to the proposed location of the tower, staff cannot support the requested design review.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STATE 48 DEVELOPMENT CONSULTING

CONTACT: STATE 48 DEVELOPMENT CONSULTING, 14301 N. 87TH STREET #105,
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