

LIFT STATION
(TITLE 30)

LEWIS AVE/DEER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400061 (ZC-1375-06)-CLARK COUNTY WATER RECLAMATION:

WAIVER OF CONDITIONS of a zone change for future public facilities requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District.

Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

RELATED INFORMATION:

APN:

071-19-101-002

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Project Type: Lift station for a wastewater collection system
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 1,716
- Parking Required/Provided: 0/0

History & Request

ZC-1375-06 was a request by the Clark County Water Reclamation District (CCWRD) to reclassify this site to a P-F zone for a future public facility in conjunction with the wastewater collection system for Moapa Valley. ZC-1375-06 was submitted and approved without plans and the zone change was approved by the Board of County Commissioners with the condition requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators. The CCWRD has submitted a companion item (DR-22-0220) for a lift station on this site.

Wastewater collection systems work by using gravity flow to move wastewater through the system to the collection point/treatment facility. Where the wastewater collection lines go to deep into the ground to allow for gravity flow a lift station is used to raise the wastewater to a higher elevation to re-establish gravity flow. There is an existing lift station within the right-of-way of Lewis Avenue just north of the site. Per the applicant this existing facility is nearing the end of its productive life and in need of replacement. The applicant is proposing to replace the existing lift station with an updated facility that will improve the wastewater collection system and remove the lift station from the center of the right-of-way of Lewis Avenue. The CCWRD has submitted this request to waive the requirement for intense landscaping to buffer this site from the adjacent residences.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1375-06:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators;
- All applicable standard conditions for this application type.

Public Works

- Drainage study and compliance;
- Provide paved legal access;
- Execute a restrictive covenants agreement (deed restrictions).

Applicant's Justification

The applicant indicates that the proposed facility will improve the wastewater collection system for Moapa Valley and remove an existing facility from the right-of-way. The adjacent property owners have reviewed the plans for the facility and have submitted letters in support of the request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1375-06	Reclassified the site to P-F zoning for future public facilities	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
DR-22-0220	A design review for a lift station for a water reclamation facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This site is in a P-F zoning district and there are no set standards for landscaping within this zoning district. Landscaping standards for a project in a P-F zoning district are based on the plans that are approved for the development. The zone change for this site was approved without plans and with a condition for a design review as a public hearing, which was to address intense landscaping to buffer the site from the adjacent residences. The CCWRD has submitted a companion item (DR-22-0220) for a lift station on this site, which is not providing intense landscaping to buffer the adjacent residences and they are requesting that the intense landscaping be waived. The CCWRD has met with the adjacent property owners, who have reviewed the plans for the facility and have submitted letters in support of the request. Since the CCWRD has met with the property owners and obtained their support of the development, staff supports this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**Clark County Water Reclamation District (CCWRD)**

- No comment.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS: 5 letters

PROTEST:

APPLICANT: CLARK COUNTY WATER RECLAMATION DISTRICT

CONTACT: CLARK COUNTY WATER RECLAMATION DISTRICT, 5857 E. FLAMINGO RD., LAS VEGAS, NV 89122