

PUMPING STATION & ELECTRIC SUBSTATION MONTHILL AVE/HAZELCREST DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0637-LAS VEGAS VALLEY WATER DISTRICT:

HOLDOVER USE PERMIT for public utility structures consisting of a pumping station, electric substation, fences, and walls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements (sidewalk); **2)** reduce throat depth; **3)** increase driveway width; and **4)** allow pan driveways.

DESIGN REVIEWS for the following: **1)** public utility and structures (pumping station and electric substation); and **2)** finished grade on a 5.9 acre portion of 18.2 acres in a Public Facility (P-F) Zone.

Generally located on the north side of Monthill Avenue, 105 feet east of Hazelcrest Drive within Paradise. TS/jba/syp (For possible action)

RELATED INFORMATION:

APN:

161-19-502-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive off-site improvements (sidewalk) where required per Chapter 30.52.
2. Reduce throat depth to 2.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
3. Increase driveway width to 145 feet where a maximum of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 263% increase).
4. Allow pan driveways where commercial curb return driveways are required per Uniform Standard Drawings 222.1 and 225.

DESIGN REVIEWS:

1. Public utility and structures (pumping station and electric substation).
2. Increase finished grade up to 10 feet where a maximum of 3 feet is permitted per Section 30.32.040 (a 234% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4095 E. Flamingo Road
- Site Acreage: 5.9 (portion)/18.2 (overall site)
- Project Type: Water pump station and electrical substation
- Building Height (feet): 46 (pumping station)
- Square Feet: 18,870 (pumping station)

Site Plan

The subject site is an 18.2 acre parcel that contains an existing pumping station, electric substation, and reservoir for the Las Vegas Valley Water District. Records indicate that the facility was constructed in the 1960’s. The proposed development is on a 5.9 acre portion of the site located on the south side of the site adjacent to Monthill Avenue. The plans depict a new building for an additional pumping station, an additional electric substation, a rate of flow control station, and a fenced area for maintenance vehicles. Access to the 5.9 acre portion of the site will primarily be from 2 proposed driveways on Monthill Avenue, with additional access provided from the north via the existing driveway on Flamingo Road. The western driveway will be used by staff arriving in passenger vehicles while the eastern driveway will be used for maintenance vehicles. Both driveways are access controlled by security gates.

Landscaping

Landscaping is proposed along the Monthill Avenue frontage with landscape planters ranging in width from 6 feet to 10 feet. Acacia trees and complementary shrubs will be provided. An 11 foot, 4 inch high decorative block wall is proposed behind the landscape planters to provide extra security for the facility.

Elevations

The pumping station will vary in height from 39 feet to 46 feet. Materials consist of desert tone brick and stone. Although the roof is mostly flat, a 3:12 pitched roof is shown on the east and west sides of the building.

Applicant’s Justification

The applicant states the proposed development will provide a reliable back-up for conveying treated water to the Las Vegas Valley. The increased fill is needed due to the steep slope on the eastern portion of the site. The waiver request for the wide driveway is to allow crews to service the facility with larger maintenance vehicles. If a sidewalk needs to be provided on Monthill Avenue, the usable ground for the grading needed to maintain the integrity of the perimeter wall and drainage would be compromised. The throat depth waiver is being requested due to limited available space.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	N/A	N/A	US-95 right-of-way

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The site has been used as a public facility since the 1960's. Due to the nature of the facility, there will be minimal traffic, so there should be no adverse impacts on the surrounding properties. However, the approval of the use permit is dependent on the approval of the waivers of development standards, which Public Works is not supporting. Therefore, staff cannot support the use permit.

Waivers 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.

Design Review #1

The design of the building, fencing and walls, and landscaping are complementary to the surrounding residences. The pumping station building has articulation and contrasting colors and materials to create an aesthetically pleasing environment. However, the approval of the design review is dependent on the approval of the waivers of development standards, which Public Works is not supporting. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to not install sidewalks on Monthill Avenue. Sidewalks on public streets provide a safe pathway which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & #3

Staff finds that the reduced throat depth and increase commercial driveway width for the easternmost commercial driveway may result in conflicts with trucks trying to access the site. The increased driveway width may cause confusion leading to vehicles stacking within the right-of-way. The applicant has not provided sufficient justification to indicate why a standard commercial driveway will not work for truck traffic.

Waiver of Development Standards #4

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. With the redevelopment of the on-site portions of the site, staff finds that it is imperative to improve the driveways as public safety is more important than the on-site redevelopment.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since staff cannot support the waivers, staff cannot support this request.

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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Drainage study and compliance;
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0453-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 8, 2023 – HELD – To 11/21/23 – per Commissioner Segerblom.

APPLICANT: YVONNE HAND

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