

COMMUNICATION TOWER
(TITLE 30)

RAINBOW BLVD/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0357-SOUTHWEST MARKETPLACE STATION LLC:

USE PERMIT to reduce the setback for an existing communication tower to a residential development.

DESIGN REVIEWS for the following: **1)** increase height of an existing communication tower; and **2)** modifications to an existing communication tower and associated equipment within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. MN/md/tk (For possible action)

RELATED INFORMATION:

APN:

176-11-416-003 ptn

USE PERMIT:

Reduce the setback for an existing communication tower to a residential development to 153 feet where a minimum of 240 feet is required per Table 30.44-1 (a 36.3% reduction).

DESIGN REVIEWS:

1. Increase the height of an existing communication tower to 80 feet where a height of 65 feet was previously approved (a 23.1% increase).
2. Modifications to an existing communication tower and associated equipment.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8050 S. Rainbow Blvd.
- Site Acreage: 16.2 (portion)
- Project Type: Communication tower (monopine)
- Tower Height (feet): 65 (existing)/15 (proposed)/80 (total)
- Parking Required/Provided: 490/806

History and Request

UC-0862-17 was approved by the Planning Commission (PC) in December 2017 for a 65 foot high communication tower and associated equipment on a portion of 16.2 acres within an existing shopping center. The applicant is proposing to increase the height of the existing communication tower to 80 feet to collocate additional antenna arrays on the structure. The increase in tower height necessitates a use permit to reduce the required setback distance of 240 feet to the single family residential development to the east. The Federal Communications Commission requires the installation of an emergency back-up generator in high risk areas and/or fire risk areas. The generator does not run on a continual basis and will only be utilized in the event of a power failure.

Site Plans

The plans depict an existing communication tower (monopine) located within an existing shopping center. The communication tower is located within a lease area measuring 256 square feet. The tower is set back 153 feet from the east property line, adjacent to an existing single family residential development. The tower is also set back 615 feet from the north property line adjacent to Mesa Verde Lane, 435 feet from the west property line along Rainbow Boulevard, and 610 feet from the south property line adjacent to Windmill Lane. An existing equipment enclosure servicing the tower, measuring 1,120 square feet in area, is located 55 feet to the east of the tower. The equipment enclosure is set back 79 feet from the east property line, adjacent to the single family residential development. An emergency generator measuring 7.5 feet in height will be installed within the equipment enclosure, which is surrounded by an existing 8 foot high decorative masonry wall. Furthermore, the existing equipment enclosure is screened from the residential development to the east by a 6 foot high block wall with a landscape area measuring 10 feet in width that includes large evergreen trees.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict an existing 65 foot high communications tower with a proposed height increase of 15 feet (80 feet total) that is necessary to accommodate the collocation of 6 additional antennas. The communication tower consists of a monopine design with the proposed addition matching the design of the existing structure.

Applicant's Justification

The applicant states the proposed stealth extension and design will have very little impact visually to the surrounding area and will have great impact for community coverage of wireless services. The additional tower height will allow the collocation of additional antennas to the tower. Furthermore, the increase in tower height will allow the applicant to decommission an existing communication tower located 3,300 feet to the north of the project site, immediately east of the Eldorado Lane and Rainbow Boulevard intersection. The applicant indicates there are no adverse impacts with the extension of the monopine design and that the tower provides a service to the entire community. The height increase will increase the number of additional antennas, thereby reducing the proliferation of towers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0596	Supper club	Approved by PC	February 2021
UC-0862-17	65 foot high mono-pine cellular tower	Approved by PC	December 2017
DR-0042-17	Restaurant with drive-thru within an existing shopping center (now a separate parcel)	Approved by BCC	March 2017
DR-0818-16	Building addition to an existing shopping center	Approved by BCC	January 2017
TM-0197-08	Commercial subdivision for a shopping center	Approved by PC	January 2009
ZC-1271-05	Reclassified a previously approved commercial center to C-2 zoning	Approved by BCC	October 2005
DR-0142-03	Commercial center	Approved by PC	March 2003
VS-1697-02	Vacated and abandoned patent easements and rights-of-way	Approved by BCC	February 2003
ZC-0252-02	Reclassified the subject property to C-2 zoning - expired	Approved by BCC	May 2002
ZC-1006-01	Reclassified the subject parcel to C-2 zoning - expired	Approved by BCC	October 2001
ZC-0122-98	Original reclassification of the subject property to C-2 zoning - expired	Approved by BCC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family complex
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-1 & R-4	Undeveloped & multiple family apartment complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	C-1	Commercial uses & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permit and Design Reviews

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 existing communication tower will continue to provide essential wireless communication services to the surrounding area. While the existing tower is the tallest structure within the immediate area, staff finds the height increase allows for the collection of antennas for multiple carriers on the tower; thereby, reducing the need for additional communication towers within the area. The increase to the tower height should have minimal to no impact on the surrounding land uses and properties. The proposed addition to the communications tower matches the monopine design and provides a necessary utility service to the residents of Clark County. Staff does not anticipate any adverse impacts with the design and proposed height increase to the communications tower; therefore, recommends approval of the 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:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) 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; 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; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval (backup generator tests only on weekdays between County defined daylight hours).

APPROVALS:

PROTESTS:

APPLICANT: PARALLEL INFRASTRUCTURE

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