

01/04/22 PC AGENDA SHEET

HELIPORT
(TITLE 30)

US 95/COTTONWOOD COVE RD
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0657-RENEGADES MINES PARTNERS, LLC:

USE PERMIT for a heliport.

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.

DESIGN REVIEWS for the following: **1)** a heliport; and **2)** final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone.

Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

243-24-000-021

WAIVER OF DEVELOPMENT STANDARDS:

Waive landscaping and screening to less intense uses where landscaping and screening is required per Table 30.64-2 and Figure 30.64-11.

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.7
- Project Type: Private heliport
- Square Feet: 4,100 (landing pad)

Site Plan

The site is located in a remote area with little development. The proposed heliport is located on the northwestern portion of the site and covers an area of approximately 4,100 square feet. This site is located in an area with slopes that exceed 12% which makes this a Hillside Development. Minimal grading is necessary to level the pad site for helicopter landings and is within the site disturbance allowed within hillside areas. Beside the landing pad for the heliport, access to the site is from a private road that connects this area with US Highway 95 approximately 1.4 miles to the west. There is an existing manufactured home on the property and other existing

accessory buildings and structures that are used for storage. No new buildings are proposed or required for this request.

Landscaping

A heliport is a special use. The adjacent properties are undeveloped but planned Open-Land (open space/grazing/vacant land; residential up to 1 du/10 ac). Per Section 30.08 Definitions, this would be considered as a residential use. Per Table 30.64-2, special uses when adjacent to a residential use require landscaping per Figure 30.64-11. The applicant is requesting to waive requirements for landscaping and screening to the residential uses adjacent to this site. There is natural vegetation on the site which will be maintained, no additional landscaping will be provided.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed heliport is for private use only. The facility will be used up to twice a week by the owners of the property to fly onto the site for recreational purposes (hiking, trail bounding and biking). The proposed heliport has been reviewed by the Federal Aviation Administration (FAA), which indicated they have no objection to the proposed location.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, East & West	Open Land (Open Space/Grazing/Vacant Land; Residential up to 1 du/10 ac)	R-U	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

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 Comprehensive 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 is located in a remote area with limited development. The parcels to the north, east, and south are under the control of the Bureau of Land Management and will not be developed within the foreseeable future. The FAA has reviewed the location and has indicated that they have no objection to a heliport at this location. The proposed heliport is for private limited use, up to twice a week. Even though this site is in a remote area with little development, there are still a few residences and potential for residential development in the area. Helicopter traffic, even on

a limited basis, could have a negative impact to residences who enjoy the open and quiet surroundings. Staff is concerned with how the facility will impact the few existing residences in the area and does not support the use permit.

Waiver 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.

The abutting properties are undeveloped, and the zoning of the area and land use designation of Open Land by the South County Land Use Plan meets the requirement for these abutting properties to be considered as a less intense use than a heliport. Therefore, Section 30.64 requires landscaping and screening to buffer the heliport for the less intense uses. This site is a remote area with limited development and the smallest lot adjacent to the site is over 10 acres in area. The proposed heliport is for limited use and providing the required landscaping and buffering for a property of this size would be costly. However, some type of mitigation should be provided, and none is being offered by the applicant. Since no mitigation is being offered, staff does not support this request.

Design Reviews

The proposed heliport will require few improvements to the site, mainly the establishment of a site for the helipad. No additional buildings or structures are proposed for the facility. The proposed helipad for the heliport is located on the northern portion of the property, which is within a hillside area (slopes exceeding 12%). The proposed helipad will require grading to make a suitable landing area and the helipad will have an area of approximately 4,100 square feet. The portion of the site within the hillside area is approximately 2.7 acres. The proposed helipad will disturb 3.5% of the hillside area, well below the maximum 50% disturbance (1.35 acres) allowed by Code. However, since staff has concerns about the impacts of the proposed facility and does not support the use permit or waiver of development standards, staff cannot support the design reviews.

Department of Aviation

The community continues to express concerns regarding any type of helicopter overflight activity throughout the Las Vegas area. The heliport is not located at a Department of Aviation airport facility.

Staff Recommendation.

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 2, 2022 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- The proposed heliport is for private use only and not to be used for any commercial activities.
- Applicant is advised that 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.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC: Searchlight - approval.

APPROVALS:

PROTESTS:

APPLICANT: THE COMPOUND, LLC

CONTACT: BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101