

09/21/21 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 29)

CC 215/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0402-SUMMERLIN COUNCIL:

USE PERMITS for the following: **1)** communication tower; and **2)** increase the height of a communication tower.

WAIVER OF DEVELOPMENT STANDARDS to reduce the residential setback to a communication tower.

DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 10.5 acres in an R-2 (Medium Density Residential) Zone in the Summerlin South Master Planned Community.

Generally located 2,000 feet north of the intersection of Desert Inn Road and CC 215 on Spotted Leaf Lane within Summerlin South. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

164-11-710-001 ptn

USE PERMITS:

1. Communication tower.
2. Increase height of a communication tower to 95 feet where 55 feet is the maximum per Title 29 Section 29.24.030 (a 73% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Decrease setback of a communication tower from residential uses to 211 feet where 285 feet is required per Title 29 Section 29.24.030 (a 26% decrease).

LAND USE PLAN:

SUMMERLIN SOUTH - PUBLIC FACILITIES

BACKGROUND:

Project Description

- General Summary
- Site Address: 2955 Spotted Leaf Lane
- Site Acreage: 10.5 (portion)
- Project Type: Communication monopole tower
- Structure Height (feet): 95

Site Plan

The plan depicts a proposed 95 foot high monopole communications tower located on the western edge of a 10.5 acre park property in the Summerlin South Master Planned Community. The 3,152 square foot lease area is located approximately 211 feet north and south of an existing single family residential neighborhood. The monopole is located 42 feet from the west property line and the right-of-way for CC 215. Access to the proposed communication tower will be through an existing access driveway located on Spotted Leaf Lane. The monopole and new lease area will be located adjacent to existing utility vaults, meters and transformer facilities.

Landscaping

Spotted Leaf Park is a developed park with existing landscaping, play fields, and courts.

Elevations

CC 215 is approximately 12 feet below the base elevation of the proposed monopole tower with a proposed 14 foot proposed wall adjacent to the lease area. The monopole will have dedicated space for up to 4 antennas at 45 feet, 55 feet, 65 feet, and 75 feet. The portion of the tower between 80 feet and 95 feet is proposed to be a faux vertical axis windmill design.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing an 80 foot portion of a 95 foot monopole tower for use as a communication tower. The site is elevated above CC 215 and there are several power line poles and park light poles in the immediate area that are of similar height. The applicant has approached and received approval of the proposed monopole design and color scheme from the Summerlin Design and Review Committee. This area of Summerlin suffers from insufficient cellular service and will benefit from the proposed monopole tower. The proposed tower is a single, slender pole, that will not block sunlight or stand out among the other tall poles in the area when viewed from adjacent residential areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1398-98	Reclassified 356 acres of R-U to R-2 and other zoning districts	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Summerlin South - Single Family	R-3	Single family residential
South & East	Summerlin South - Single Family	R-2	Single family residential
West	Summerlin South - Single Family	R-1a	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Use Permits

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. Utilities Policy 1 of the Comprehensive Master Plan encourages all development in Clark County to be adequately served by utilities. The proposed communication tower with increased height will provide greater service to travelers on CC 215 and the surrounding area. Due to the isolated location of this tower, a single, higher tower will have less of a visual impact than several smaller communication towers to achieve the same level of service.

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. There are a number of similar structures in the immediate area, several of which produce high intensity light for the park. The glare from these lights may actually block the view of the new monopole from adjacent residential homes at night. The addition of one slender pole in a group of similar facilities will not significantly impact the use of surrounding property in a substantially adverse manner.

Design Review

The tower complies with Utilities Policy 8 of the Comprehensive Master Plan, which supports the reduction of visual impacts of towers by disguising and co-locating antennas. This facility will accommodate 4 antennas; therefore, staff can support this request.

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 Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND COMMUNICATIONS

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