



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 8.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-23-2022 VERIZON BELMONT GREENFIELD (Public Hearing).

Applicant: Celco Partnership, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a public utility building, structure or equipment. Location: Southeast corner of Las Vegas Boulevard North and Belmont Street. Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-13-713-001)

The applicant is requesting a special use permit to allow to allow a public utility building, structure or equipment. The proposed use would be located at the southeast corner of Las Vegas Boulevard and Belmont Street The subject property consists of one (1) parcel that is approximately 11.97 acres. The Comprehensive Master Plan Land Use designation for the site is Downtown Area of Influence.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Area of Influence	C-2, General Commercial District	Undeveloped
North	Downtown Area of Influence	C-2, General Commercial District	Poker Palace Casino
South	Downtown Area of Influence	R-1, Single Family Low Density Residential District	Existing Church and Residential
East	Downtown Area of Influence	C-2, General Commercial District	Las Vegas Wash Trail and Broadacres Open Air Market Place
West	Downtown Business District	C-2, General Commercial District	Plaza Bonita Commercial Center

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.
Economic Development:	See attached memorandum.

ANALYSIS:

The applicant is requesting a special use permit to allow a public utility building, structure or equipment within a C-2, General Commercial District. The proposed use would be located at the southeast corner of Las Vegas Boulevard and Belmont Street. The subject property consists of one (1) parcel that is approximately 11.97 acres. The Comprehensive Master Plan Land Use designation for the site is Downtown Area of Influence.

According to the applicant's letter of intent, the proposed use will be a mobile switching center to support the Verizon Wireless cellular network in the area. Mobile switching centers (MSC) connect calls between subscribers by switching the digital voice packets between network paths. According to the applicant's letter of intent, the proposed use will contain five to ten employees and should not impact the neighborhood.

The site plan shows the proposed building and equipment will be located on the southern portion of the parcel. The northern 2.13 acres of the parcel along Las Vegas Boulevard is being reserved for commercial development. The site plan also indicates the MSC facility and commercial development will be constructed in two phases. The first phase includes the MSC building and equipment as well as the proposed commercial at the corner of Las Vegas Boulevard and Belmont Street. The second phase includes an expansion of the MSC facility and a future commercial building pad at the corner of Las Vegas Boulevard and the Las Vegas Wash. The second phase is shown to include some area designated for Phase One. This area (including parking and circulation) that is being built with Phase One may be modified during Phase Two.

Access is proposed to the site from two (2) entrances along Belmont Street and one (1) entrance along Las Vegas Boulevard. One access drive from Belmont Street is a shared access drive for the MSC facility and the commercial pad sites along Las Vegas Boulevard. The applicant is proposing a security gate around the MSC facility to control access to the facility. The access along Las Vegas Boulevard will require Nevada Department of Transportation's review and approval. There are existing five (5) foot sidewalks on both Las Vegas Boulevard and Belmont Street attached to the street, which will not be modified at this development.

The applicant did not submit a landscape plan. The perimeter landscaping will commence at the back of sidewalk. The perimeter landscape area should be fifteen (15) feet along Belmont Street and Las Vegas Boulevard including the sidewalk. Currently, the site plan shows ten (10) feet of landscaping along both streets and is compliance with the required landscape area. The site plan also shows a ten (10) foot landscape buffer along the southern property line where a twenty (20) foot landscape buffer is required when commercial development abuts residential development. Foundation landscaping and parking lot landscaping are also required. The applicant can address the landscaping and make the necessary changes to the site plan to accommodate the landscaping during the building permit process.

The applicant provided building elevations for the Phase One MSC facility. The proposed building elevations contain a 20 foot high 1-story building painted beige with darker tan, taupe and grey accent colors on all four sides. There are rollup doors along the west elevation of the building. The north and west elevations include windows and the elevations with doors include canopies over each door. The building lacks

articulation or architectural elements. The only visual relief on the building is from the color changes and reveal lines. The building also contains exposed scuppers and downspouts. In general the building is utilitarian and is industrial in appearance. Modifications to the building are needed to meet the commercial design standards. The scuppers and downspouts must be included in the building design and additional architectural elements are needed to enhance the building elevations. Those could include columns, cornice elements, varying roofline parapet, wainscoting, or pop-outs around the windows and doors. These changes are relatively minor and can be reviewed during the building permit process.

Elevations for the proposed trash enclosure were not provided, but the enclosures are required to use similar materials and color palette as the principal building. There is also an elevation of the decorative screen wall. The eight foot screen wall is tan in color and includes columns, a capstone and three courses of a contrasting brown color. The wall design is good and some of its elements could be included into the building design.

In general the development and use are more industrial than commercial. Las Vegas Boulevard North is a commercial corridor for the City, and commercial development is important for this arterial. To ensure the commercial development occurs with the use permit, the Economic Development Division has created conditions of approval to help provide the incentives to create the commercial frontage on this parcel.

Staff has no objections to the proposed use for a public utility building. The proposed use should not create a negative impact on the surrounding neighborhood. Staff recommends approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All scuppers and downspouts shall be integrated into the building and additional architectural features added to comply with the Commercial Design Standards.
3. The screen wall elevation shall substantially comply with the proposed building elevations submitted as part of the special use permit.

Public Works:

4. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
8. The property owner is required to grant a roadway easement for commercial driveway(s).

9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Economic Development:

10. All utilities will be stubbed to the entirety of the Commercial Site by or prior to the issuance of the CO for the Phase I-MSB Build.
11. Applicant will construct an 8 foot tall decorative block wall between the Commercial Site and the MSB Site, as shown on the Plans. Applicant will install a 10-foot wide landscape buffer from the north side of the decorative block wall for visual screening. The decorative block wall and landscaping will be completed prior to the issuance of the CO for the Phase I-MSB Build.
12. Applicant shall have the following options with regard to the development of the Commercial Site:
 - a. Prior to the issuance of the CO for the Phase I-MSB Build:
 - (1) Applicant may sell either the entirety of the Commercial Site or only the Phase I Commercial Pad to: (i) a developer or real estate investor who has developed commercial projects in North Las Vegas within the last 5 years, (ii) a corporate or regional owner/occupier that has a minimum of ten completed commercial projects in Nevada or its surrounding states (e.g. Starbucks, Chick-Fil-A), or (iii) a developer with similar qualifications outside of North Las Vegas that has been approved by the City's Economic Development Director or designee (each of (i)-(iii), a "Qualified Investor"). If (a) the entire Commercial Site is sold, no conditions with regard to timing of construction or occupancy of the Commercial Site will be placed on the Applicant for the Phase I-MSB Build or any the subsequent phases of the MSB build; or (b) only the Phase I Commercial Pad is sold, no conditions with regard to timing of construction or occupancy of the Phase I Commercial Pad will be placed on the Applicant only with regard to the Phase I-MSB Build; OR

- (2) Applicant will complete the construction of the building shell on the Phase I Commercial Pad (the "Phase I Building") prior to the issuance of the CO for the Phase I-MSC Build. The Phase I Building will be constructed in substantial conformance to the Plans and any further changes will be reviewed by City staff. Tenant customization and/or occupancy of the Phase I Building will not be a requirement or condition for the issuance of the CO for the Phase I-MSC Build. Applicant will use commercially reasonable efforts to enter into a lease with a tenant for the Phase I Building within one (1) year from the issuance of the CO for Phase I-MSC Build.

b. Prior to the issuance of the CO for the Phase II-MSC Build:

- (1) Applicant may sell to a Qualified Investor either (a) the entirety of the Commercial Site, or (b) the remaining portion of the Commercial Site if only the Phase I Commercial Pad was previously sold. In the event of a sale, no conditions with regard to timing of construction or occupancy of the Commercial Site or the Phase II Commercial Pad will be placed on the Applicant for the Phase II-MSC Build or any subsequent phases of the MSC build; OR
- (2) Applicant will complete the construction of the building shell on the Phase II Commercial Pad (the "Phase II Building") prior to the issuance of the CO for the Phase II-MSC Build. The Phase II Building will be constructed in substantial conformance with the plans submitted with a future application and any further changes will be reviewed by City staff. Tenant customization and/or occupancy of the Phase II Building will not be a requirement or condition for the issuance of the CO for the Phase II-MSC Build. Applicant will use commercially reasonable efforts to enter into a lease with a tenant for the Phase II Building within one (1) year from the issuance of the CO for Phase II-MSC Build.

13. The Economic Development Conditions numbers 10 thru 12 are subject to modification with the written approval from the Director of Economic Development.

ATTACHMENTS:

Public Works Memorandum

Economic Development Memorandum

Letter of Intent

Site Plan

Building Elevations

Wall Elevation

Floor Plan

Assessor's Parcel Map

Location and Zoning Map