ZC-0635-17 – LAS FUEL:  

ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) (AE-60) Zone to M-1 (Light Manufacturing) (AE-60) Zone for a public utility structure.  

USE PERMITS for the following: 1) a public utility structure (pipeline metering station); 2) waive setbacks; 3) waive trash enclosure; and 4) waive landscaping.  

DESIGN REVIEW for a proposed pipeline metering station.  

Generally located on the southwest corner of Martin Avenue and Valley View Boulevard within Enterprise (description on file). SS/al/ja (For possible action)
- Number of Stories: 1
- Building Height: 10 feet
- Square Feet: 100 square feet storage shed

Site Plan
The request is for a public utility structure, which is an unmanned pipeline metering station. The site is a flag shaped lot located on the west side of Valley View Boulevard between Martin Avenue and the 215 Beltway. Access to the site is provided by a 40 foot wide access easement through the adjacent property to the west. The site is made up of 5 undeveloped parcels with an area of approximately 1 acre. The proposed pipeline metering station is located on the southeastern corner of the site and covers approximately 6,000 square feet. The plan depicts a storage shed and generator located 140 feet west of Valley View Boulevard and 25 feet north of the 215 Beltway. Other equipment and pipes for the metering station are adjacent to Valley View Boulevard and 25 feet north of the 215 Beltway. There is an existing 12 foot high sound wall along the 215 Beltway and an existing 8 foot high wall along the westernmost property line of the site. The plan depicts a proposed 10 foot high screen wall located along the remaining perimeter of the site.

Landscaping
The plans depict decorative rock located in a 10 foot wide area along Martin Avenue and in a 6 foot wide area along the common property lines with an existing tavern to the north and west of the site.

Elevations
The proposed storage shed is a prefabricated building that is 10 feet in height with a flat roof that has enough of a roof pitch to allow for drainage. The structure has metal siding in a vertical pattern that is painted in earth tone colors.

Floor Plans
The proposed storage shed has an area of 100 square feet and is the only enclosed building proposed on the site.

Signage
Signage is not part of this request.

Applicant’s Justification
The applicant indicates that the proposed facility will be used to monitor and meter jet fuel from the Kinder Morgan – CAL NEV Pipeline that will then be piped via a pipeline to McCarran International Airport. The facility is similar in intensity to metering stations that have been approved for the Southern Nevada Water Authority or electrical substations. The site is designed for industrial development in the Enterprise Land Use Plan and the abutting properties have developed with commercial and industrial uses, which make this a suitable location for the facility. The applicant also states that this facility is a critical component to the future safety and growth of McCarran International Airport.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>M-1</td>
<td>Office warehouse complex</td>
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<tr>
<td>South Rural Neighborhood Preservation</td>
<td>R-E (RNP-I)</td>
<td>215 Beltway, single family residences &amp; undeveloped parcels</td>
</tr>
<tr>
<td>East Business and Design/Research Park</td>
<td>M-D</td>
<td>Office warehouse complex</td>
</tr>
<tr>
<td>West Industrial</td>
<td>M-I</td>
<td>Tavern &amp; office building</td>
</tr>
</tbody>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change
This site is planned for industrial uses in the Enterprise Land Use Plan and reclassifying the site to an M-1 zone conforms to the land use plan. The adjacent parcels are also zoned M-1; therefore, reclassifying the site to an M-1 zone would be consistent with the adjacent parcels. Staff finds that the proposed reclassification to an M-1 zone is appropriate for this site and supports this request.

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.

Use Permit #1
The proposed facility will be unmanned and therefore will not generate traffic to this area. The facility is similar in intensity to other unmanned facilities that have been approved for utilities like the Southern Nevada Water Authority and NV Energy. The facility will allow for the safe movement of fuel to McCarran International Airport. The existing developments abutting this site consist of commercial and industrial uses. There are no residential uses adjacent to this site; therefore, staff finds that as an unmanned facility within an established commercial and industrial area, the proposed use will not result in an undue adverse effect on the adjacent properties and is therefore, an appropriate use for the proposed location.

Use Permits #2a & #2b
Per Table 30.44-1, development standards for public utility structures can be waived with the approval of a use permit. Both setback reductions are from Valley View Boulevard which staff will typically support. However, because the proposed facility is an unmanned pipeline metering station, the proposed setback reduction is for equipment and not for buildings or other enclosed structures. Additionally, the proposed facility is located behind a screen wall; therefore, staff does not oppose this request.
Use Permits #3, #4a, #4b, & #4c
Per Table 30.44-1, public utility buildings and structures on sites less than 40,000 square feet which do not have permanent staff assigned to the facility are not required to provide landscaping or a trash enclosure. The site has an area of approximately 43,560 square feet. Since the area of this site is so close to the maximum area permitted by code to exempt these improvements, staff can support these requests.

Design Review
The proposed facility will not consist of any habitable structures and will be screened from the adjacent properties by walls; therefore, staff can support the design review.

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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• No resolution of intent and staff to prepare an ordinance to adopt the zoning.

Public Works – Development Review
• Drainage study and compliance;
• Full off-site improvements.

Southern Nevada Health District (SNHD) – Septic
• Applicant is advised that the existing residential septic system located on the property will need to be abandoned in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

TAB/CAC: Enterprise – approval.
APPROVALS:
PROTESTS:

APPLICANT: LAS Fuel Corporation
CONTACT: Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135