

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-22509 - APPLICANT: NEVADA POWER - OWNER:
UNITED STATES OF AMERICA

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-23886) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/13/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All perimeter walls shall be decorative and shall have a minimum 20 percent contrasting material. Pilasters, if used, shall have a maximum spacing of 24 feet on center.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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9. Any on-site security lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) application for a minimum 60-foot RightofWay Grant for public roadway, public sewer and public drainage for the Darling Road alignment within this parcel. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first. Future dedication of Darling Road will be required if and when a patent is issued for this site from the BLM.
12. Coordinate with the City of Las Vegas and Clark County Departments of Public Works to relinquish the existing drainage easement in the Darling Road alignment on Assessors Parcel Number 12519401003 in favor of the new easement addressed above.
13. Construct half-street improvements, including appropriate overpaving and transition paving if legally able, on Darling Road and Centennial Parkway adjacent to this site concurrent with development of this site. In addition, extend a minimum of two lanes of paving in the Darling Road alignment westerly to tie into Hualapai Way prior to occupancy of this site. Extend all required underground utilities, such as electrical, telephone, etc., (if legally able) located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. Coordinate with the Clark County Department of Public Works to perform work within County jurisdiction and provide documentation to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed Electric Utility Substation facility on 15.25 acres approximately 370 feet east of the intersection of Hualapai Way and Darling Road. The project proposes to site the substation facility on a 5.2 acre portion of the site, on the south side of the Darling Road alignment. The associated transmission lines are proposed to be housed in the median of the Centennial Parkway right-of-way alignment and travel west to connect to existing transmission lines west of the CC-215.

The applicant indicates that the proposed Electric Utility Substation facility has been evaluated by the Southern Nevada Regional Planning Coalition and believe that the development will further the Southern Nevada Policy Plan. The proposed Electric Utility Substation facility will be located in accordance with Map 11 of the Centennial Hills Sector Plans approved substation and transmission line locations, based on a recent General Plan Amendment (GPA-22505), which added this location as a site for a future facility with accompanying transmission lines. For this reason, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/07/07	The City Council adopted the an ordinance approving an annexation (ANX-12215) of property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way, containing approximately 207.83 acres. Planning Commission and staff recommended approval.
09/05/07	The City Council approved a request for a General Plan Amendment (GPA-22505) to amend Map Eleven of the Centennial Hills Sector Plan to add an electric utility substation (Darling Road Substation) on the south side of Darling Road, approximately 370 feet east of Hualapai Way; removal of an electric utility substation (Tropical Parkway Substation) between Hualapai Way and CC 215; and to add utility transmission lines along the jurisdictions northwest boundary. The Planning Commission and staff recommended approval.
09/27/07	A companion item for a Special Use Permit (SUP-23886) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no active or pending building permits or business licenses for this site.	
<i>Pre-Application Meeting</i>	
04/26/07	A pre-application meeting was held. It was noted that an amendment to Map Eleven of the Centennial Hills Sector Plan would be required along with a rezoning and site development plan review. Submittal requirements were discussed. NOTE: The Special Use Permit request was added subsequent to the initial project pre-application and application submittal.

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Neighborhood Meeting	
06/26/07	A neighborhood meeting was held at Durango Hills Community Center - YMCA, 3521 Durango Drive. Two members of the public attended. The meeting was conducted workshop style. A request was made for increased landscaping for the proposed substation.

Field Check	
06/22/07	The Department of Planning and Development conducted a site visit that found that this was an undeveloped, desert parcel. There are subdivision directional signs for the Providence community on-site. Finally, the site visit concluded that there will need to be significant work done on the Centennial Parkway right-of-way to create a median that will be able to accommodate the future transmission lines from the proposed substation.

Details of Application Request	
Site Area	
Gross Acres	15.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities)]
	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential)]
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential)]
	ROW (CC 215)	ROW (CC-215)	ROW (CC-215)
South	Undeveloped	Clark County - R (Rural)	Clark County
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential)]
West	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential)]

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	n/a
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	n/a
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance	X		Y *

* The requirement for the companion Special Use Permit (SUP-23886) has met the threshold requirement for the project to be deemed a Project of Regional Significance due to the proximity, less than 500 feet, to the jurisdictional boundary with unincorporated Clark County. As of the preparation of this report, no comments have been received from any of the agencies or entities notified pursuant to Ordinance No. 5227.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	> 20,000 SF	Y
Min. Lot Width	100 Feet	> 100 Feet	Y
Min. Setbacks			
• Front	50 Feet	> 50 Feet (to equipment)	Y *
• Side	10 Feet	> 10 Feet (to equipment)	Y *
• Corner	15 Feet	n/a	n/a
• Rear	35 Feet	> 35 Feet (to equipment)	Y *
Max. Building Height	2 Stories or 35 Feet	n/a	Y *
Trash Enclosure	50 Feet	n/a	n/a
Mech. Equipment	Screened	Screened	Y **

* There are no specified development standards related to a non-residential use located on U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] zoned property; for reference, the residential development standards have been indicated. The proposed development is for equipment only; no structures are indicated for this site.

** The mechanical equipment is screened by a 15-foot high decorative block wall that is depicted in the elevations, date stamped 08/13/07, as screening all but the tops of the transmission line poles and the transmission lines.

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Pursuant to Title 19.10 and 19.12, the following landscape and open space standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	0 Trees	0 Trees	Y *
Buffer: Min. Trees	1 Tree / 20 Linear Feet	104 Trees **	27 Trees	Y **
TOTAL		104 Trees **	27 Trees	Y **
Min. Zone Width	8 Feet @ Interior P L		5 Feet	Y **
	15 Feet @ P L adjacent to ROW		15 Feet	Y **
	Minimum 6 Feet / Maximum 8 Feet Screening		15 Feet (Screening) Varies	
Wall Height	Maximum 4 Feet - Retaining		(Retaining)	Y **

* No parking is required or indicated for the proposed Electric Utility Substation use; therefore, no parking area trees are provided.

** There are no specified development standards related to a non-residential use located on U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] zoned property; for reference, the typical commercial development standards have been indicated. The proposed landscaping buffers, plantings, and wall heights are comparable to other similar developments for this type of use.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Electric Utility Substation	There is no parking required for this type of use.						
TOTAL (including handicap)			0 Spaces		0 Spaces		Y

ANALYSIS

The subject site is designated as PF (Public Facilities) and R (Rural Density Residential) on the Centennial Hills Sector Map of the General Plan. The proposed development is intended to site an

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Electric Utility Substation facility on a portion of the PF (Public Facilities) part of the parcel. This category allows for large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The project proposes to site the necessary transmission line poles, communication facility, and substation equipment for an Electric Utility Substation facility on a 5.2 acre portion of the 15.25 acre subject parcel. The proposed Electric Utility Substation use is permissible under the PF (Public Facilities) designation.

The existing zoning for the subject parcel is U (Undeveloped) [PF (Public Facilities) General Plan Designation]. The U (Undeveloped) [PF (Public Facilities) General Plan Designation] zoning district is designed to function as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property. This category allows limited rural and animal; residential and lodging; institutional and community services; recreational, entertainment and amusement; and utilities, communications and transportation uses that are generally low intensity in nature and most of which are conditional uses or require approval of a special use permit. In order to site the proposed Electric Utility Substation at this location a Special Use Permit (SUP-23886) is required due to the U (Undeveloped) zoning district. This zoning district is compatible with the PF (Public Facilities) General Plan designation.

This site development plan review has been submitted in conjunction with a Special Use Permit (SUP-23886) to allow the proposed Electric Utility Substation on the U (Undeveloped) [PF (Public Facilities) General Plan Designation].

- **Site Plan**

The site plan for the Electric Utility Substation facility indicates that the facility will take up approximately half of the portion of the subject parcel that is under the PF (Public Facilities) General Plan designation. No structures are proposed as a part of this development; therefore, there are no setback, building height, or other site development standards applicable. The site plan indicates that there will be a 60-foot wide easement that will run along the west side of the subject parcel starting at the southern edge of the development area of the site, south to Centennial Parkway. The Centennial Parkway median is intended to house the transmission line corridor, which is to run west to Alpine Ridge Way in the future right-of-way median. At Alpine Ridge Way the lines will shift to the southern edge of the Centennial Parkway alignment, cross the CC 215 and continue west to tie into existing transmission lines.

The site plan indicates that no development is intended at this time for the southern or northern portions of the parcel. Further, the site plan calls for zero parking spaces as the Electric Utility Substation use has no parking requirement.

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- **Landscape Plan**

The landscape plan reflects landscaping along the right-of-way alignments to the north and south of the portion of the parcel that is designated PF (Public Facilities). The landscape plan reflects a perimeter landscape buffer of 15 feet adjacent to this area with 24-inch box trees planted approximately 38 feet on center. There is no plant material in the five-foot wide perimeter landscape buffers along the eastern and western portions of the facility adjacent to the interior property lines. The landscaping depicted in the submitted plans is less than what would be required of a typical development in a commercial or industrial zoning district, but is comparable to similar developments of this nature within other properties zoned U (Undeveloped).

- **Elevations**

The elevations depict a 15-foot high perimeter wall around the proposed development area that is designed to reduce the visual impact and screen the substation equipment. Further, the wall height, which is above the typical height limitation where development standards restrict the wall height to a maximum of eight feet, is meant to provide added security by discouraging/impeding would be trespassers and vandals. The elevation notations indicate that a split face block material is intended with pilasters. Since no notation has been provide regarding the contrasting material and the pilaster spacing, a condition of approval has been added to this review that all perimeter walls must be decorative with 20 percent contrasting material and that pilasters are to be spaced a maximum of 24 feet on center. Vehicular entry gates are provided on the north elevation of the perimeter wall; otherwise, there are no openings depicted into the facility.

The transmission line poles that will secure the lines that run from the substation equipment south to the intended Centennial Parkway median transmission line corridor will project above the perimeter wall to a maximum height of 70 feet.

The proposed site development plan review is in conformance with the requirements and provisions of the Centennial Hills Sector Plan and the location of a substation has recently been approved for this site via a General Plan Amendment (GPA-22505). As such, the siting of this facility may be conducted in a manner that is compatible with adjacent and area development; therefore, staff is recommending approval of this Site Development Plan Review.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

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The proposed development is compatible with the limited development in the surrounding area. There is no development currently adjacent to the subject site. The proposal is also appropriate given its location relative to existing and developing areas of the northwest portion of the valley. The nearest existing residence is approximately 1,000 feet away from the portion of the subject site intended for the proposed use.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

This development is consistent with Map 11 of the Centennial Hills Sector Plan and meets the limited development standards applicable to the U (Undeveloped) zoning district. A Special Use Permit (SUP-23886) has been requested as required by Title 19.04. The proposed landscaping and perimeter walls are comparable to other approved developments of this nature in other zoning districts.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The subject site is adjacent to the Darling Road and Centennial Parkway alignments. These roadways, intended to be a 60-foot wide local street and a 100-foot wide primary arterial street, respectively, have not yet been completely built out. However, site access should be adequate and the adjacent roadways will not be impacted as the facility will only be accessed as necessary by Nevada Power personnel.

4. Building and landscape materials are appropriate for the area and for the City;

The building and landscape materials denoted for this site are appropriate for the area and the City. The landscape plan indicates drought tolerant plants of appropriate sizes and the elevations show that the perimeter walls are to be constructed of a split-face CMU block with gates that utilize a perforated steel fabric covering.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

There are no structures proposed as a part of this development; however, there are elevations that indicate that the design characteristics of the perimeter walls will not present an unsightly, undesirable, or obnoxious appearance. The perimeter walls, while higher than typically permitted, will be compatible with future development in this area as the only existing development in the area is a public school, secondary to the west and the CC-215 to the north.

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- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare. The location of the proposed use is also in conformance with Map 11 of the Centennial Hills Sector Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 57

APPROVALS 0

PROTESTS 1