



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-23886 - APPLICANT: NEVADA POWER - OWNER:
UNITED STATES OF AMERICA

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-22509) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Electric Utility Substation on 15.25 acres approximately 370 feet east of the intersection of Hualapai Way and Darling Road. The use is proposed to occupy a 5.2-acre portion of the site, on the south side of the Darling Road alignment.

Pursuant to Title 19.04 an Electric Utility Substation use requires a Special Use Permit to locate a facility of this nature on property with a land use designation of U (Undeveloped) [PF (Public Facilities) General Plan Designation]. The proposed Electric Utility Substation use will be located in accordance with Map 11 of the Centennial Hills Sector Plans approved substation locations, based on recent General Plan Amendment (GPA-22505), which added this location as a site for a future facility. 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	The Planning Commission recommended approval of companion item SDR-22509 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #14/rts).
<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: this Special Use Permit request was added subsequent to the initial project pre-application and application submittal.

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)]

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a Project of Significant Impact for the following reasons:

- 1) The parcel on which the facility, which requires the approval of a Special Use Permit, is located within 500 feet of unincorporated Clark County lands.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. As of the date of the preparation of this report, no comments had been received from notified agencies.

The Planning Commission shall consider the Environmental Impact Assessment and any proposed mitigation measures prior to make a decision on the proposal.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
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.

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 **
Wall Height	Minimum 6 Feet / Maximum 8 Feet Screening Maximum 4 Feet - Retaining		15 Feet (Screening) Varies (Retaining)	Y **

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

** There are no specified development standards related to a non-residential use located on U (Undeveloped) [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 use is intended to locate 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 the Electric Utility Substation use 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 or require approval of a special use permit. The proposed use for this location requires a special use permit, in a U (Undeveloped) [PF (Public Facilities) General Plan Designation] zoning district which is compatible with the PF (Public Facilities) General Plan designation.

An Electric Utility Substation use is defined as a facility for transforming electricity for distribution to individual customers.

Pursuant to Title 19.04 the Minimum Requirements of Approval for a Electric Utility Substation use in a U (Undeveloped) [PF (Public Facilities) General Plan Designation] district are:

Electric Utility Substations are reviewed and conditioned on a case-by-case basis.

This special use permit has been submitted in conjunction with a Site Development Plan Review (SDR-22509) for the siting of the proposed Electric Utility Substation.

The proposed use is in conformance with the requirements and provisions of the Centennial Hills Sector Plan. The location of a substation has recently been approved for this site via a General Plan Amendment (GPA-22505). As such, this use may be conducted in a manner that is harmonious and compatible with surrounding development and staff is recommending approval of this Special Use Permit.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed development is compatible with the limited development in the surrounding area. 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. This location is also in conformance with Map 11 of the Centennial Hills Sector Plan.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is of adequate size to meet the requirements for the proposed use. Perimeter landscaping will buffer the development from the surrounding area.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

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. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

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.

- 5. The use meets all of the applicable conditions per Title 19.04.**

There are no conditions that apply to this use other than the approval of a Special Use Permit per Title 19.04 for the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 59 by City Clerk

APPROVALS 0

PROTESTS 1