



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
ABEYANCE - RENOVIFICATION ZONING 29204 - REZONING - PUBLIC HEARING -
APPLICANT: OWNER, INVADE THE NORTH - Request for a Rezoning FROM: R-1 (SINGLE
FAMILY RESIDENTIAL) TO C-3 (COMMERCIAL) on 12.33 acres at the southwest corner of Sahara
Avenue and Spring Street in PNs 162-02-203-007, 162-02-205-001, 162-02-206-002, 162-02-
209-002, 162-02-303-002, 162-02-403-001, and 162-02-403-002), Ward 3 (Reese)

C.C.: 11/07/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

- 1. Location and Aerial Maps
- 2. Conditions (Not Applicable) and Staff Report
- 3. Supporting Documentation
- 4. Photos
- 5. Justification Letter
- 6. Protest/Support Postcards
- 7. Submitted after Final Agenda Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, STEVEN EVANS, VICKI QUINN, BYRON GOYNES, GLENN
TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-
None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 13 and 14.

DOUG RANKIN, Planning and Development, stated the item was previously held in abeyance to allow the applicant time to conduct a sound study for the area. Staff supported the rezoning request but could not support the site plan, as it is incompatible with the existing residential.

DAVE RIGGEN, NV Energy, Government Affairs, 6226 West Sahara Avenue, appeared with SCOTT RUDY, WRG Designs, 3011 West Horizon Ridge Parkway. MR. RIGGEN commented on the project and believes there is a need for economic development of the northern portion of

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the Strip in the downtown area. Several alternatives were looked at but this proposal will be a win-win situation, in that redeveloping the existing substation will save taxpayers dollars, the existing infrastructure will be upgraded and noise issues will be mitigated for the residents.

MR. RUDY spoke on issues raised at a previous meeting, dealing with noise, the wall setback adjacent to residential homes to the west, the structures, and the possibility of co-locations with cell towers. He showed designs depicting the proposed substation. Placing the wall around the substation would reduce the noise decibels. There is a five-foot buffer between the substation and the homes. If the wall was placed on the property line there would still be gaps between the substation and residential homes. The number of structures within the substation would increase by adding two additional structures and include the removal of the 70-foot high lattice tower. Nevada Power allows co-location within the substation, as they have a program in existence since 1996.

TODD FRELW, 240 North 19th Street, hopes that the noise abatement will be a success.

RICHARD CONLEY, 2301 South 17th Street, resides east of the subject substation and commented on the noise issue. He displayed photographs showing an easement between his home and the substation, the gap and height of the proposed wall could attract negative activity that cannot be viewed. He did not believe one noise abatement was aesthetic and felt there was a lack of protection for the home owners.

COMMISSIONER EVA... met with the applicant and design team and appreciated the efforts made on this project. He concurred with MR. RIGGEN that the existing noise levels will decrease with the new substation. The landscape will be placed in an area where individuals currently park, the wall will be treated with an anti-graffiti coating; and the bushes will have a thorn-like texture to discourage mischief. The Commissioner liked the design and believes the new proposal will be better and more secure than what now exists. He suggested working with the City's Rapid Response Team and Nevada to eradicate graffiti. MR. RIGGEN suggested a condition regarding the City having access to the substation to assist with issues on graffiti.

After further discussions pertaining to the sidewalk, additional trees and a chain link fence, BART ANDERSON, Public Works, read the proposed amendment to Condition 12 on Item 14, to which MR. RIGGEN concurred. Ultimately, staff desired to have a sidewalk along the entire corridor to provide pedestrian connectivity.

COMMISSIONER QUINN agreed that the sidewalk on St. Louis Avenue would be a big service for the community. COMMISSIONER TRUESDELL thanked the applicant for bringing back genuine solutions. The corridor is unique, and the trees will lessen the view of the poles. MR. RIGGEN suggested a one-year review after construction to address any noise issues. Should noise issues arise, CHAIR GOYNES suggested MR. CONLEY contact the City Code Enforcement Division.

Regarding the proposed enhanced landscaping, MARGO WHEELER, Director of Planning and Development, noted that the applicant can submit plans prior to the City Council hearing.

CHAIR GOYNES declared the Public Hearing closed for Items 13 and 14.