City of Las Vegas

## AGENDA MEMO

**CITY COUNCIL MEETING DATE: JANUARY 19, 2011**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY**

## ** STAFF RECOMMENDATION(S) **

| *CASE NUMBER* | *RECOMMENDATION* | *REQUIRED FOR APPROVAL* |
|---|---|---|
| **ZON-40052** | Staff recommends APPROVAL. | N/A |

RG

# ** STAFF REPORT **

## PROJECT DESCRIPTION

This application is a request for a Rezoning of property from R-E (Residence Estates) to C-V (Civic) on 2.02 acres located along the east side of Rainbow Boulevard and north of Delphinium Avenue. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation of the 2020 Las Vegas Master Plan. The property contains an Electric Utility Substation and no new development is proposed as part of this application. Because the C-V Zoning District conforms to the existing land use designation and the existing use is appropriate for this District, staff recommends approval. If this application is denied, the zoning designation would remain R-E (Residence Estates).

## BACKGROUND INFORMATION

| ***Related Relevant City Actions by P&D, Fire, Bldg., etc*** | |
|---|---|
| 07/26/79 | The Board of Zoning Adjustment approved a request for a Variance (V-0041-79) to allow the power substation structure 30 feet from the front and rear property lines where a setback of 50 feet is required; a five foot setback from the side property line where a setback for ten feet is required; an eight-foot block wall around the property where a maximum height of four feet and six feet is permitted; and to allow structures 75 feet high where a maximum height of 35 feet is permitted on property generally located on the east side of Lorenzi Boulevard between Craig Road and Alexander Road in Zoning District R-E (Residence Estates). |
| 12/16/10 | The Planning Commission (6-0 vote) recommends APPROVAL (PC Agenda Item #7/rg). |

| ***Most Recent Change of Ownership*** | |
|---|---|
| 05/25/64 | A deed was recorded for a change in ownership. |

| ***Related Building Permits/Business Licenses*** |
|---|
| No building permits or business licenses are on file for the subject property. |

| ***Pre-Application Meeting*** | |
|---|---|
| 10/18/10 | A pre-application meeting was done internally, as the applicant is the City of Las Vegas. |

| *Neighborhood Meeting* |
|---|
| A neighborhood meeting was not required, nor was one held. |

| *Field Check* | |
|---|---|
| 11/09/10 | A site visit by staff noted a well maintained Electric Utility Substation. |

| *Details of Application Request* | |
|---|---|
| *Site Area* | |
| Net Acres | 2.02 |

| *Surrounding Property* | *Existing Land Use Per Title 19.04* | *Planned or Special Land Use Designation* | *Existing Zoning District* |
|---|---|---|---|
| Subject Property | Electric Utility Substation | PF (Public Facilities) | R-E (Residence Estates) |
| North | Manufactured Home | L (Low Density Residential) | R-MH (Mobile/Manufactured Home) |
| South | | | |
| East | | | |
| West | Single Family, Detached | ML (Medium Low Density Residential) | R-CL (Single Family Compact-Lot) |

| *Master Plan Areas* | *Yes* | *No* | *Compliance* |
|---|---|---|---|
| **Master Plan Area** | | X | N/A |
| ***Special Purpose and Overlay Districts*** | ***Yes*** | ***No*** | ***Compliance*** |
| **Special Purpose and Overlay Districts** | | X | N/A |
| **Trails** | | X | N/A |
| **Rural Preservation Overlay District** | | X | N/A |
| **Las Vegas Redevelopment Plan Area** | | X | N/A |
| **Development Impact Notification Assessment** | | X | N/A |
| **Project of Regional Significance** | | X | N/A |

| *Street Name* | *Functional Classification of Street(s)* | *Governing Document* | *Street Width (Feet)* | *Compliance with Street Section* |
|---|---|---|---|---|
| ***Rainbow Boulevard*** | Secondary Collector | Master Plan of Streets and Highways | 80 | Y |

## ANALYSIS

The property contains an Electric Utility Substation, which will remain the primary use of the property, and no new development is proposed as part of this application. The proposed rezoning from R-E (Residence Estates) to C-V (Civic) zoning district will be consistent with the PF (Public Facilities) General Plan land use designation. The C-V (Civic) zoning district is intended for public and quasi-public uses such as schools, libraries, public parks, electrical transmission facilities and other public utility facilities; therefore, staff recommends approval.

## FINDINGS (ZON-40052)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

**1.The proposal conforms to the General Plan.**

The proposed C-V (Civic) zoning district conforms to the existing PF (Public Facilities) General Plan land use designation.

**2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed C-V (Civic) zoning district would permit schools, libraries, public parks, electrical transmission facilities and other public utility facilities that are compatible with the surrounding land uses and zoning district.

**3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The proposed C-V (Civic) zoning district allows for an Electric Utility Substation use, and is consistent with the existing PF (Public Facilities) land use designation. The existing use is not a permitted use in the R-E (Residence Estates) zoning district.

**4.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The access to the subject site is provided along Rainbow Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 11

**NOTICES MAILED** 538 (By City Clerk)

**APPROVALS** 2

**PROTESTS** 2