



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JULY 23, 2009**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-34706 - APPLICANT: NV ENERGY - OWNER: USA AND NV ENERGY**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL.**

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site contains several undeveloped parcels and an existing Electric Utility Substation on approximately 80 acres generally located on the south side of Moccasin Road alignment, 660 feet west of the Larry McBryde Street alignment. The applicant is requesting a General Plan Amendment (GPA-34706) from PCD (Planned Community Development) to PF (Public Facilities). Approval of an associated request for a Rezoning (ZON-34709) is required for consistency with the proposed General Plan Amendment application. If denied, this request will require that the associated requests also be denied and the site will retain its existing Zoning and General Plan designation. Staff is recommending approval of this request as the requested General Plan Amendment is compatible with the adjacent surrounding land use designations.

**Issues:**

- Approval of an associated request for a Rezoning (ZON-34709) is required for this General Plan Amendment to be approved, and is required for the expansion of an existing Electric Utility Substation, located to the north as requested by Site Development Plan Review (SDR-34710).

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc. and Property Sales</i> |                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/14/90                                                                              | A deed was recorded for a change of ownership for APNs: 126-01-101-003 and 004.                                                                                                                                                                                          |
| 07/91                                                                                 | The Board of County Commissioners approved an application (UC-0165-91) for an electrical substation and a (VC-0338-91) to waive landscaping, on-site paving and a trash enclosure. The Variance application expired five years from the date of approval.                |
| 05/04/99                                                                              | A deed was recorded for a change of ownership for APN: 126-01-101-002.                                                                                                                                                                                                   |
| 10/01                                                                                 | The Board of County Commissioners approved an application (UC-1158-01) for the expansion of an existing electrical substation and an application (WS-1408-01) to waive landscaping, on-site paving, and the trash enclosure in conjunction with the approved substation. |
| 05/21/04                                                                              | A Clark County building permit (#04-5876) was issued for an equipment shelter for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 05/24/04.                                                                                          |

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|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/21/04                                                                              | A Clark County building permit (#04-5878) was issued for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 05/24/04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 01/31/06                                                                              | A Clark County building permit (#05-30753) was issued to add antennas on an existing non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 02/01/06.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 01/31/06                                                                              | A Clark County building permit (#05-30756) was issued for an equipment shelter for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 02/01/06.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 04/01/09                                                                              | The City Council approved an Annexation (ANX-27030) of property generally located on the south side of Moccasin Avenue alignment, 660 feet west of Larry McBryde Street alignment, containing approximately 33.66 acres. The effective date of the Annexation was 06/03/09.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 07/23/09                                                                              | The Planning Commission will consider a related Rezoning (ZON-34709) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 35 acres and a Site Development Plan Review (SDR-34710) for an expansion of an existing electric utility substation on 70 acres and generally located on the south side of Moccasin Road alignment, 660 feet west of Larry McBryde Street alignment. Staff is recommending approval of the related applications.                                                                                                                                                                                                                                  |
| <b><i>Related Building Permits/Business Licenses</i></b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| The existing Electrical Utility Substation was built prior to Annexation in the City. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><i>Pre-Application Meeting</i></b>                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 04/02/09                                                                              | <p>A pre-application meeting was completed on the indicated date. The following is a list of items discussed at the meeting;</p> <ul style="list-style-type: none"> <li>• Annexation of related properties and the effective date of 06/30/09.</li> <li>• Related Rezoning application will affect APN: 126-01-201-016</li> <li>• Perimeter wall must comply with Title 19.12.075</li> <li>• Expansion of an existing electrical utility substation.</li> </ul>                                                                                                                                                                                                                                                              |
| <b><i>Neighborhood Meeting</i></b>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 06/23/09                                                                              | <p>A neighborhood meeting was held at 5:30pm at the Centennial Hills YMCA, City of Las Vegas Community Resources Room, located at 6601 N. Buffalo Drive Las Vegas, Nevada 89131. There were five members of the public, six representatives of the applicant and two members of City staff in attendance.</p> <p>The following is a list of questions, concerns and comments from the attendants of the meeting:</p> <ul style="list-style-type: none"> <li>• A question was raised as to why the substation was being expanded; the applicant responded that it is to accommodate future growth in the area.</li> <li>• A resident questioned if the proposed rezoning would affect any of the adjacent parcels.</li> </ul> |

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|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/23/09           | <ul style="list-style-type: none"> <li>• A question was asked regarding the uses that would be permitted under the PF land use designation.</li> <li>• A resident raised several questions about the status of the Kyle Canyon development.</li> <li>• Several questions were raised relative to the height of the substation equipment and screening; the applicant responded that the equipment would be no higher than the existing equipment, and that eventually a block wall and buffer landscaping will be provided. The applicant further explained that the landscaping cannot be installed until water is available at the site (it was explained that the site is 2 miles from the nearest point of connection to the water system).</li> <li>• A question was raised regarding vehicular access to the site; it was explained that access would be provided from the frontage road along US 95, and that they would be constructing half-street improvements abutting the site.</li> </ul> |
| <b>Field Check</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 06/18/09           | <p>A field check was completed on the indicated date. The following items were observed on the subject site.</p> <ul style="list-style-type: none"> <li>• Staff identified the existing utility substation and the undeveloped parcels around the subject site.</li> <li>• Staff identified an existing non-stealth cellular facility on the subject site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                       |            |
|---------------------------------------|------------|
| <b>Details of Application Request</b> |            |
| <b>Site Area</b>                      |            |
| Net Acres                             | 80.0 acres |

| Surrounding Property | Existing Land Use                       | Planned Land Use                                                          | Existing Zoning                                                                                                           |
|----------------------|-----------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Subject Property     | NV Energy Utility Substation            | PCD (Planned Community Development)<br>[Proposed: PF (Public Facilities)] | C-V (Civic) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]<br>[Proposed: C-V (Civic)] |
| North                | Undeveloped                             | RR (Residential Rural) Clark County                                       | R-U (Rural Open Land) Clark County                                                                                        |
| South                | Undeveloped and Single-Family Dwellings | PCD (Planned Community Development)                                       | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]                                            |

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|      |                                         |                                     |                                                                                |
|------|-----------------------------------------|-------------------------------------|--------------------------------------------------------------------------------|
| East | Undeveloped and Single-Family Dwellings | PCD (Planned Community Development) | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |
| West | Undeveloped and Single-Family Dwellings | PCD (Planned Community Development) | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Area Plan</b>                          |            | X         | N/A               |
| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| <b>Special Purpose and Overlay Districts</b>      |            |           |                   |
| C-V Civic District                                | X          |           | Y or N            |
| <b>Trails</b>                                     |            | X         | N/A               |
| <b>Rural Preservation Overlay District</b>        |            | X         | N/A               |
| <b>Development Impact Notification Assessment</b> |            | X         | N/A               |
| <b>Project of Regional Significance</b>           |            | X         | N/A               |

## ANALYSIS

The proposed General Plan Amendment to PF (Public Facilities) allows 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 adjacent land use designations include PCD on the west, east and south of the subject site. The north side of the parcel is located in Clark County and has no land use designation, all of which are compatible with the proposed designation.

The proposed PF (Public Facilities) land use designation is compatible with the surrounding land use designation and is an appropriate category for the Electric Utility Substation use proposed for this property through Site Development Plan Review (SDR-34710); therefore, staff recommends approval of this request.

## FINDINGS (GPA)

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**
- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**
- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**
- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

**In regard to 1:**

The intensity of the proposed PF (Public Facilities) General Plan designation is compatible with the existing adjacent PCD (Planned Community Development) land use designation.

**In regard to 2:**

The zoning district allowed under the proposed General Plan designation is the C-V (Civic) district. The applicant has requested a zone change from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] as a companion item Rezoning (ZON-34709). Minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a Site Development Plan Review. The standards shall be designated to ensure compatibility of the development with existing and planned development in the surrounding area.

**In regard to 3:**

Access to the site is provided from Mocassin Road, which is currently an unimproved roadway. The applicant is working with Public Works to defer any roadway improvements to the subject site. The Electric Utility Substation will produce a negligible amount of traffic. Therefore, there are adequate facilities to accommodate an expansion of and existing Electric Utility Substation and the densities are permitted by the proposed General Plan Amendment.

**In regard to 4:**

There are no other applicable plans and policies that apply to the subject site.

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**ASSEMBLY DISTRICT**      13

**NOTICES MAILED**            49

**APPROVALS**                0

**PROTESTS**                 0