



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-38396	Staff recommends APPROVAL, subject to conditions:	NA
EOT-38397	Staff recommends APPROVAL, subject to conditions:	NA

** CONDITIONS **

EOT-38396 CONDITIONS

Planning and Development

- 1.This Extension of Time (EOT-38396) shall expire on 07/10/2015, unless another Extension of Time is approved by the Planning Commission.
- 2.Conformance to all applicable conditions of approval for Variance (VAR-27954).

EOT-38397 CONDITIONS

Planning and Development

- 1.This Extension of Time (EOT-38397) shall expire on 07/10/2015, unless another Extension of Time is approved by the Planning Commission.
- 2.Conformance to all applicable conditions of approval for Site Development Plan Review (SDR-27953).

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting two (2) related extensions of time for an approved Site Development Plan Review (SDR-27953) to allow the construction of a Utility Substation with a related Variance (VAR-27954) to allow 14-foot high walls where eight feet is the maximum height allowed. The proposed Utility Substation is intended to serve the growing energy needs of the downtown area and will be accessed by a private road from Martin Luther King Boulevard.

The subject site consists of 2.73 undeveloped gross acres located 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive. The applicant has previously secured entitlements to develop this site to be utilized as a Utility Power Substation. The elevations also depict a 14-foot high perimeter wall around the proposed development area that is designed to reduce the visual impact and screen the substation equipment. The wall will help to mitigate the visual impact of the substation and provide added security for the site. Staff recommends approval of the extension of time through 2015. If denied, the current entitlements will expire.

ISSUES

- The current Entitlements will expire on 07/10/10 unless an extension is approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High-Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn Without Prejudice by the applicant at the Planning Commission meeting.
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval of the application.
12/15/04	The City Council denied a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 Units Per Acre) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval of the application.

YK/MH

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12/15/04	The City Council denied a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff approval.
12/15/04	The City Council denied a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval.
12/15/04	The City Council denied a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request to amend the City of Las Vegas Downtown Redevelopment Plan map of the Las Vegas Redevelopment Plan to designate future land use designations as Commercial, Mixed-Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Downtown Redevelopment Plan map. The Planning Commission and staff recommended approval.
03/21/07	The City Council approved the request for an Extension of Time (EOT-19773) of an approved Variance (VAR-6283) and Extension of Time (EOT-19774) of an approved Special Use Permit (SUP-6284). These entitlements expired on 06/01/2008
07/10/08	The Planning Commission approved a Site Development Plan Review (SDR-27953) for an Electric Utility Substation with a waiver of Title 19.12 Landscape Standards and its companion Variance (VAR-27954) to allow a 14-foot high wall where an 8-foot wall is allowed. These items were final action. Staff recommended approval of both requests.

Most Recent Change of Ownership

03/24/08	A deed was recorded for a change in ownership emanating from the subdivision of the larger parcel to the south (APN 139-33-202-009).
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Related Building Permits/Business Licenses

The subject site is a new parcel that presently has no address, building permit or business license history.

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Pre-Application Meeting

A pre-application meeting is not required, nor was one held.

Field Check

06/24/2010	The subject property was visited by staff, and it is presently undeveloped. The proposed access was secured, landscaped and well maintained.
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Details of Application Request

Site Area

Net Acres	2.73
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Single family homes and commercial center	M (Industrial) and MXU (Mixed Use)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
South	Undeveloped/Office (Metro HQ)	MXU (Mixed Use)/SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail establishment	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Multi-family Apartment	M (Medium Low Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)

<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			
A-O Airport Overlay District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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ANALYSIS

Previously, this parcel was a portion of APN 139-33-202-005, but was created per NRS 278.461 as a result of a court order in a condemnation action. The resulting subject parcel, now APN 139-33-202-007, occurred upon the transfer of the condemned property from the previous owner to the Nevada Power Company.

The applicant states that the recent economic stagnation and the lack of sustainable growth will delay the need for this new electrical substation at this time.

FINDINGS

These requests are based on the lack of previously forecasted growth in the area that would have required the substation to meet electrical demand. Based on current economic conditions, the substation may not be necessary for possibly the next five years. Staff has no objection to the requests and is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0