

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-38968	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 1.95 acres, located at the southwest corner Bubbling Brook Drive and Shadybrook Lane. The applicant is requesting a Rezoning from R-4 (High Density Residential) to the C-V (Civic) district. Staff recommends approval of this request, as the requested Rezoning is compatible with the adjacent surrounding zoning districts and in conformance with the existing PF (Public Facilities) General Plan designation. If denied, the site will retain its existing Zoning designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PF (Public Facilities).
- The existing use of the subject site as an Electric Utility Substation is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.
- No changes to the existing site are proposed with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/16/63	The Board of City Commissioners approved an Annexation (A-0023-62) of property generally located south of Owens Avenue, west of Jones Boulevard, north of Fremont Street and east of Rainbow Boulevard, comprising 560 acres. The subject parcel was included in the annexation.
05/23/63	The Board of Zoning Adjustment approved a Special Use Permit (U-0039-63) at the southwest corner of Bubbling Brook Drive and Shadybrook Lane to allow construction, operation and maintenance of a Substation for an Electrical Utility Service.

<i>Most Recent Change of Ownership</i>	
07/30/63	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no recorded Building Permits or Business Licenses for this location.	

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<i>Pre-Application Meeting</i>	
07/22/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Electric Utility Substation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.95

<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	Electric Utility Substation	PF (Public Facilities)	R-4 (High Density Residential)
North	Condominiums	MLA (Medium-Low Attached Residential)	R-PD12 (Residential Planned Development-12 Units Per Acre)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Condominiums	MLA (Medium-Low Attached Residential)	R-PD12 (Residential Planned Development-12 Units Per Acre)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A

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<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Unnamed alley</i>	N/A	20 feet	N/A

ANALYSIS

The subject site contains an existing Electric Utility Substation, which is a permissible use in the proposed C-V (Civic) zoning district, and is allowed by the existing PF (Public Facilities) General Plan land use designation. The existing Electric Utility Substation is within the A-O (Airport Overlay) District and meets the restriction of 175 feet. The proposed Rezoning will bring the site into conformance with the existing land use designation.

As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, and the proposal is compatible with the surrounding land uses, staff is recommending approval of this request.

FINDINGS (ZON-38968)

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 is consistent with the existing PF (Public Facilities) General Plan land use category.

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 uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

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

The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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.

Site access is provided off of an unnamed alley, which is 20 feet wide. Access is adequate in size to meet the requirements of the existing Electric Utility Substation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 428

APPROVALS 0

PROTESTS 1