

**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-38971	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 1.03 acres, located at 2525 Tamrich Drive. The applicant is requesting a Rezoning from P-R (Professional Office and Parking) 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.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/28/77	The Board of Zoning Adjustments approved a Variance (V-0057-77) to allow construction, operation and maintenance of a Sub-station for an Electrical Utility Service at 2525 Tamrich Drive.
01/26/98	The City Council approved a Special Use Permit (U-0113-97) to allow a 100-foot high communications monopole at 2525 Tamrich Drive. The Planning Commission recommended approval.

<i>Most Recent Change of Ownership</i>	
10/25/77	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/04/98	A building permit (98011684) was issued for a 60'x6' Chain Link Fence at 2525 Tamrich Drive. The permit was finalized 08/11/98.
06/04/98	A building permit (98011679) was issued for a 100 foot high communications monopole at 2525 Tamrich Drive. The permit was finalized 08/11/98.

<i>Pre-Application Meeting</i>	
07/26/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

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Neighborhood Meeting

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.
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Details of Application Request

Site Area

Net Acres	1.03
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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	Electric Utility Substation	PF (Public Facilities)	P-R (Professional Office and Parking)
North	Parking Lot	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Apartments	ML (Medium-Low Residential)	R-PD13 (Residential Planned Development-13 Units per Acre)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<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 (200 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

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<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Tamrich Drive – local street</i>	N/A	65 feet	Y

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 200 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-38971)

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.

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.

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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 Tamrich Drive, a 65-foot wide local street. Access is adequate in size to meet the requirements of the existing Electric Utility Substation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 523

APPROVALS 0

PROTESTS 0