

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-38978	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 4.08 acres, located at 2500 Highland Drive. The applicant is requesting a Rezoning from M (Industrial) 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>	
10/03/60	City Council approved a Rezoning (Z-0062-60) at 2500 Highland Drive to change the zoning of the site from R-E (Residential Estates) to M (Industrial). Planning Commission and staff recommended approval.
05/17/06	City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial and Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.
12/06/07	Planning Commission approved a Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
01/28/10	Planning Commission approved a one year Extension of Time (EOT-36826) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/02/61	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	4.08

<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)	M (Industrial)
North	Warehouse	LI/R (Light Industrial/Research)	M (Industrial)
South	Auto Garage	LI/R (Light Industrial/Research)	M (Industrial)
East	Clark County/ Railroad	Clark County/ Railroad	Clark County/ Railroad
West	Undeveloped/ Sexually Oriented Business	LI/R (Light Industrial/Research)	M (Industrial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<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		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
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>Sutter Avenue – local street</i>	N/A	50 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 175 feet. A Multi-Use Non Equestrian Trail which runs parallel to the eastern property line has been approved, but has not been constructed at the present time. The subject property is also within the Las Vegas Redevelopment Plan Area, and meets Goal and Objective # 8, which is to ensure adequate utility capacity to accommodate redevelopment and new development. The proposed Rezoning will bring the site into conformance with the existing PF (Public Facilities) 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-38978)

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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Site access is provided off of Sutter Avenue, a 50-foot wide local street. Although entry may be limited, there are limited anticipated access requirements for the existing substation

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18**NOTICES MAILED** 80**APPROVALS** 0**PROTESTS** 0