

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 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-39757	Staff recommends APPROVAL.	

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property at 1301 Michael Way from R-E (Residence Estates) to C-V (Civic), containing 1.35 acres. Currently, an Electric Utility Sub-Station is located on this lot. The lot is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated R-E (Residence Estates) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot.
- The existing use of the subject site as an Electric Utility Sub-Station is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations. No changes to the site are proposed at this time.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/19/72	The City Council approved an Annexation (A-0001-72) of 10 acres on the southwest corner of Vegas Drive and Michael Way. The Planning Commission and Staff recommended approval.
03/21/73	The City Council denied a Rezoning (Z-0018-73) to rezone 10 acres on the southwest corner of Vegas Drive and Michael Way from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission and Staff recommended denial.
10/02/74	The City Council approved a Variance (V-0054-74) for the construction of a power sub-station at 1301 Michael Way. The Planning Commission and Staff recommended approval.
08/08/05	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-19892) for the addition of T-frame mounted antennas to an existing cell tower at 1301 Michael Way.
10/20/06	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-17536) for the addition of 12 antennas to an existing cell tower at 1301 Michael Way.

Staff Report Page Two
November 18, 2010 - Planning Commission Meeting

09/13/07	Planning & Development Staff Administratively denied a Site Development Plan Review (SDR-23626) to co-locate antennas to an existing cell tower at 1301 Michael Way.
12/05/07	The City Council denied a Special Use Permit (SUP-24800) to add three antennas on an existing 60-foot high non-stealth communications tower at 1301 Michael Way. The Planning Commission and Staff recommended denial.
04/23/09	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-33741) for the addition of four antennas to an existing cell tower at 1301 Michael Way.
07/23/09	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-34615) for the addition of three antennas and four microwave dishes to an existing cell tower at 1301 Michael Way.

Most Recent Change of Ownership

10/18/74	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

12/20/05	A Building Permit (#10931) was issued for Power Plans at 1301 Michael Way. The permit was finalized on 02/17/06.
03/20/06	A Building Permit (#10007) was issued for Phone Work at 1301 Michael Way. The permit was finalized on 03/20/06.
04/11/06	A Building Permit (#12693) was issued for Revision to Power Plans at 1301 Michael Way. The permit was finalized on 04/25/06.
02/09/10	A Building Permit (#37369) was issued for Power Plan Emergency at 1301 Michael Way. The permit was finalized on 02/09/10.

Pre-Application Meeting

09/30/10	The requirements for a rezoning application were reviewed with the applicant. No issues were identified.
----------	--

Neighborhood Meeting

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

Field Check

10/15/10	Staff inspected the property and found it to be well maintained.
----------	--

Staff Report Page Three
November 18, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.35

<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-E (Residence Estates)
North	Residential (Condominiums)	ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development) – 11 Units Per Acre)
South	School (Private)	PF (Public Facilities)	C-V (Civic)
East	Single Family Residential Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential Detached	R-E (Rural Estates) - Clark County	Clark County

<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) 105 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

ANALYSIS

If approved, this request would rezone the subject site from R-E (Residence Estates) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this lot. The C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, and other public utility facilities. Rezoning of this lot is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the existing Electric Utility Substation use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

YK

Staff Report Page Four
November 18, 2010 - Planning Commission Meeting

FINDINGS (ZON-37854)

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 site is designated PF (Public Facilities) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan designation.

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 potential uses allowed in the proposed C-V (Civic) district are appropriate for the area, which is developed with predominantly single-family residential uses.

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.

Access to this site is provided from Michael Way, a fully improved 80-foot wide right-of-way and is capable of meeting the access requirements of the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

25

NOTICES MAILED

421

APPROVALS

0

PROTESTS

2