

**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-39769	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property at 232 Shadow Lane from R-1 (Single Family Residential) to C-V (Civic), containing 1.55 acres. Currently, a NV Energy Electric Utility Substation use 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-1 (Single Family Residential) 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 Substation 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>	
No record of zoning actions on file.	

<i>Most Recent Change of Ownership</i>	
06/10/64	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/26/05	A Building Permit (#9500) was issued for a Re-conductor Project at 232 Shadow Lane. The permit was finalized on 10/12/05.
10/19/05	A Building Permit (#9943) was issued to install cables at 232 Shadow Lane. The permit was finalized on 12/07/05.
04/07/10	A Building Permit (#37876) was issued to install cables at 232 Shadow Lane. The permit was finalized on 10/12/05.

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<i>Pre-Application Meeting</i>	
09/30/10	The requirements for a rezoning application were reviewed with the applicant. No issues were identified.

<i>Neighborhood Meeting</i>
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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.55

<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-1 (Single Family Residential)
North	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Residential	ML(Medium-Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
		ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<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) 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

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ANALYSIS

If approved, this request would rezone the subject site from R-1 (Single Family Residential) 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 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.

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 Shadow Lane, a fully improved 60-foot wide right-of-way and is capable of meeting the access requirements of the property.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 321

APPROVALS 0

PROTESTS 0