

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA
POWER COMPANY**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-40051	Staff recommends APPROVAL.	N/A

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of property from U (Undeveloped) to C-V (Civic) on 3.85 acres located at 6120 North Jones Boulevard. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation of the site. The property contains an Electric Utility Substation and a Wireless Communication Facility, Stealth Design. The existing uses on the property are appropriate within a C-V District and no new development is proposed as part of this application; therefore, staff recommends approval. If this application is denied, the zoning designation would remain U (Undeveloped).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/08/96	The Clark County Planning Commission approved a request for a Special Use Permit (UC-1147-96) for an Electrical Power Substation on a portion of a 9.18 acre parcel located on the east side of Jones Boulevard approximately 320 feet south of Azure Drive. The Clark County Planning Department staff recommended approval of this request.
04/14/97	The City Council approved an Annexation (A-0021-96) of approximately 42.9 acres, located on the southeast corner of Jones Boulevard and Azure Drive. The Planning Commission and staff recommended approval. The effective date of this annexation was 05/23/97.
10/16/08	The Planning and Development Department administratively approved a request for a Minor Review for a Site Development Plan Review (SDR-19716) to allow a proposed 65-foot Wireless Communication Facility, Stealth Design at 6120 North Jones Boulevard.

<i>Most Recent Change of Ownership</i>	
08/19/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/29/97	A building permit (#97-7147 F1) was issued by Clark County Building and Safety Department for a 14-foot Masonry Block Wall at 6120 North Jones Boulevard.
02/22/05	A building permit (#05001011) was issued for a 65-foot Wireless Communication Tower, Stealth monopole at 6122 North Jones Boulevard. The building permit received final inspection on 03/26/10.

Staff Report Page Two
December 16, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
10/18/10	A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

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

<i>Field Check</i>	
11/09/10	A site visit by staff noted a well maintained Electric Utility Substation and Wireless Communication Facility, with a 14-foot Masonry Block Wall.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.85

<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 and Wireless Communication Facility (Stealth Design)	PF (Public Facilities)	U (Undeveloped)
North	Single Family, Detached	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South			
East		R (Rural Density Residential)	
West			

<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		X	N/A
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

Staff Report Page Three
December 16, 2010 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Jones Boulevard</i>	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

The property contains an Electric Utility Substation and a Wireless Communication Facility, Stealth Design and no new development is proposed as part of this application. The proposed rezoning from U (Undeveloped) to C-V (Civic) will be consistent with the PF (Public Facilities) General Plan land use designation. The C-V (Civic) zoning district is intended for public and quasi-public uses such as schools, libraries, public parks, electrical transmission facilities and other public utility facilities; therefore, staff recommends approval.

FINDINGS (ZON-40051)

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 conforms to the existing PF (Public Facilities) General Plan land use 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 proposed C-V (Civic) zoning district would permit schools, libraries, public parks, electrical transmission facilities and other public utility facilities that 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 proposed C-V (Civic) zoning district allows for the Electric Utility Substation use and a Wireless Communication Facility, Stealth Design. The C-V (Civic) Zoning District is consistent with the existing PF (Public Facilities) land use designation.

Staff Report Page Four
December 16, 2010 - Planning Commission Meeting

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.

The access to the subject site is provided along Jones Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 316

APPROVALS 1

PROTESTS 0