

**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-40053	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of property from C-1 (Limited Commercial) to C-V (Civic) on 1.96 acres located at 10041 West Charleston Boulevard. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation. The property contains an Electric Utility Substation and a Wireless Communication Facility, Non-Stealth Design. The existing uses on the property will remain as is and no new development is proposed as part of this application. As the proposed C-V District conforms to the existing land use designation and the existing uses are permitted in the C-V Zoning District, staff recommends approval. If this application is denied, the zoning designation would remain C-1 (Limited Commercial).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/04/90	The City Council approved the request for a Rezoning (Z-0017-90) of 996.4 acres on a property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U (Non-Urban) under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V, to R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) which included the subject property. The Planning Commission and staff recommended approval.
11/08/90	The Planning Commission approved a request for a Plot Plan Review [Z-0017-90(1)] for a proposed Nevada Power Substation, on property located on the south side of Charleston Boulevard, west of Hualapai Way. The Planning and Development Department staff recommended approval.
01/09/97	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0017-90(17)] on property located on the south side of Charleston Boulevard, west of Hualapai Way for a proposed 100 foot high radio transmission tower. The Planning and Development Department staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/26/91	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
01/15/98	A building permit (#98000845) was issued for a Wireless Communication Facility, Non-Stealth Design Tower at 10041 West Charleston Boulevard. The project was completed on 11/30/98.
	A building permit (#98000846) was issued for a Wireless Communication Facility, Non-Stealth Design equipment shelter at 10041 West Charleston Boulevard. The project was completed on 11/30/98.

<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 a Wireless Communication Facility, Non-Stealth Design.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.96

<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, Non-Stealth Design	PF (Public Facilities)	C-1 (Limited Commercial)
North	Office	EC (Employment Center)	P-C (Planned Community)

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South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Financial Institution, General (with Drive-Through)		
	Animal Hospital		
East	Financial Institution, General (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Center	C (Commercial) Clark County	C-3 (General Commercial) Clark County

<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		Y
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

<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>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

The property contains an Electric Utility Substation and a Wireless Communication Facility, Non-Stealth Design. The existing uses will remain and no new development is proposed as part of this application. The site is adjacent to an existing striped bike lane (Summerlin Bike Trail) located on Charleston Boulevard, which will not be impacted by this request. The proposed rezoning from C-1 (Limited Commercial) to the C-V (Civic) Zoning District will be consistent

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with the PF (Public Facilities) General Plan land use designation of the 2020 Las Vegas Master Plan (Southwest Sector). 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-40053)

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 school, libraries, public parks, electrical transmission facilities and other public utility facilities that are compatible with the surrounding land uses and zoning district.

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 Electric Utility Substation and Wireless Communication Facility, Non-Stealth Design uses. Although both uses are allowed in the C-1 (Limited Commercial) zoning district, the current zoning is not consistent with the PF (Public Facilities) General Plan land use designation.

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 Charleston Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 160

APPROVALS 2

PROTESTS 0