



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 14.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: UN-56-17 (60271) SPEEDWAY RELOCATION (Public Hearing).
Applicant: NV Energy dba Nevada Power. Request: A special use permit in an M-2 (General Industrial District) to allow the relocation of Electrical Power Transmission Poles and Lines. Location: Southwest corner of Centennial Parkway and Hollywood Boulevard (6335 N Hollywood Boulevard). (APN 123-27-501-002). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that UN-56-17 be approved subject to conditions listed.

GENERAL INFORMATION:

Comprehensive Plan:	Heavy Industrial
Existing land use and zoning:	Undeveloped; M-2, General Industrial District
Surrounding land use and zoning:	<p><u>North</u>: Undeveloped, Petro Truck Stop and NV Energy Substation; PUD, Planned Unit Development District</p> <p><u>West</u>: Undeveloped and Southwest Gas Operations Center; M-2, General Industrial District</p> <p><u>East</u>: Warehousing; Clark County M-1, Light Manufacturing</p> <p><u>South</u>: Undeveloped; Clark County M-2, Industrial</p>

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval to allow the relocation of existing electrical power transmission poles and lines. The current alignment of the poles and lines starts near the corner of Centennial Parkway and Hollywood Boulevard and runs in a southwestern direction toward Azure Avenue. The Zoning Ordinance allows Electrical Power Transmission Poles and Lines, provided these facilities are identified in the Comprehensive Plan. However, if the location of the Transmission Poles and Lines are not identified in the Comprehensive Plan, then a special use permit is required.

The applicant is proposing to relocate the 69 KV Transmission Poles and Lines to run parallel to Hollywood Boulevard and then parallel to Azure Avenue to reconnect to the current alignment going south. The poles will range in height between 82 and 92 feet. Furthermore, according to the exhibit, temporary poles and lines will be installed along Centennial Parkway, Shatz Street, and a portion of Azure Avenue. These poles and lines will be removed after installation of the permanent facilities.

According to the letter of intent, the project will start when the special use permit is approved and will be completed in the spring of 2018. It should also be noted that the letter of intent requests the transmission line be added to the Comprehensive Plan in its entirety including the realigned location. However, as this request is for a special use permit, the Comprehensive Plan will not be amended, as that is a separate request.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comment.
Fire:	No comment.

ANALYSIS

The letter of intent states that full utilization of the parcel with imminent development will be achieved by the relocation of the poles and lines. Presently, staff is processing a building permit (154100) to allow the construction of an approximate 390,000 square foot warehouse on the northern portion of the subject site. The site plan submitted with the building request also shows a second building, approximately 330,000 square feet in size to be developed as phase two on the southern portion of the subject site. The relocation of the poles and lines will allow the property owner to develop the subject site as proposed. Furthermore, as this is an industrial location within the City and County, the relocation of the poles and lines to follow the street alignment should not impact the adjacent or surrounding properties.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, allows for efficient development of the site, and should be compatible with the adjacent uses and surrounding neighborhood.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. The applicant shall coordinate with the property owner of APN 123-27-501-002, currently Speedway Venture LLC.
3. The applicant is responsible for the acquisition of any easements needed to complete the project.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Clark County Assessor's Map
Location and Zoning Map