



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-56-2021 MILLER HIGHLAND SUBSTATION ADDITION (Public Hearing). Applicant: Nevada Power dba NV Energy. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a public utility substation (expansion). Location: Northwest corner of Carey Avenue and Commerce Street. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN:139-15-401-013)

The applicant is requesting a special use permit to allow an expansion of an electrical substation. The existing site and proposed expansion is located at 326 West Carey Avenue. NV Energy is proposing to expand the Miller Substation by adding electrical equipment to the vacant land next to the existing substation. The zoning designation is M-2, General Industrial District with a land use designation of Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low/Employment	C-1, Neighborhood Commercial District	Nevada Power Miller Substation
North	Single-Family Medium	R-1, Single-Family Low Residential District	Single-Family Homes
South	Single-Family Medium	C-1, Neighborhood Commercial District	Aloha Mobile Home Park
East	Single-Family Medium	M-2, General Industrial District	Undeveloped City of North Las Vegas Property (Park)
West	Single-Family Medium/ Single-Family Low	C-1, Neighborhood Commercial District/ R-1, Single-Family Low Residential District	Convenience Store and Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use to allow an expansion of an electrical substation located at the northwest corner of Commerce Street and Carey Avenue in a C-1, Neighborhood Commercial District. The proposed expansion is located on the 1.83 acre site located to the east of the existing substation.

Nevada Power previously submitted an application (SPR-21-08) in 2008 and received approval, however that application approval has since expired. Due to the economic collapse in 2008-2009 and subsequent lack of electric load growth, the expansion

wasn't warranted at that time. The expansion is now needed to keep up with the increased power needs within the City.

The existing substation was constructed in 1966 and adjoins existing residential developments to the north (across Sand Sage Avenue) and south (across Carey Avenue), vacant City property (park) to the east (across Commerce Street). The land use designation of the subject property in the Comprehensive Plan is Employment. The proposed expansion to the existing power substation is consistent with the intent of the Comprehensive Plan.

The applicant is proposing to expand the electrical equipment; add a new control enclosure; remove and replace poles; remove and replace the existing walls; remove and replace existing landscaping; relocating the existing driveway; and offsite improvements to improve pedestrian and vehicular safety at the intersection.

The applicant submitted elevations for the proposed split faced decorative perimeter block wall, which will be required to be consistent with the commercial design guidelines. The applicant will be removing the eight (8) foot block wall with barbed wire currently surrounding the site and replacing it with a fourteen (14) foot decorative block wall. The code allows for a maximum ten (10) foot high wall in the commercial district; however due to the unique circumstances of the proposed use the increased wall height will help screen the substation equipment more adequately from adjacent properties. The special use permit allows for any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable. Allowing the applicant to install the fourteen (14) foot decorative wall will help mitigate the adverse impacts of the expansion on the neighborhood.

The applicant is required to provide ten (10) feet of landscaping including a five (5) foot sidewalk along Carey Avenue and Commerce Street. The proposed site plan appears to show the correct perimeter landscaping required by code.

Staff has no objections to the expansion of the existing use. The proposed use is consistent with the C-1, Neighborhood Commercial District zoning designation and the Employment Comprehensive Master Plan, and is compatible with the existing uses of the surrounding neighborhood.

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.

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.
2. The applicant is allowed up to a fourteen (14) foot decorative block wall around the site. Barbed wire on top of the wall is not allowed.

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.

5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to sign a restrictive covenant for utilities.
9. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.
10. The proposed sidewalk configuration will be reviewed with the civil improvement plans.
11. Right of way dedication and construction of a bus turn-out is required on Carey Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Carey Avenue (sidewalk; streetlights)
 - b. Commerce Street (streetlights)
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan

Elevations
Clark County Assessor's Map
Location and Zoning Map