



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 15.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-08-2022 TROPICAL SPEEDWAY COMMERCE CENTER III (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: Southeast corner of Tropical Parkway and Mt Hood Street (6355 and 6671 East Tropical Parkway. Ward 1

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN's 123-27-701-001, 123-27-701-002, 123-27-701-003 and 123-27-701-004)

The applicant is requesting a special use permit to allow the relocation of existing electrical power transmission poles and lines located at the southeast corner of Tropical Parkway and Mt Hood Street (6355 and 6671 East Tropical Parkway. The current alignment of the poles and lines start at the corner of Tropical Parkway and Shatz Street and run in a southwestern direction towards El Campo Grande Avenue. The Comprehensive Master Plan Land Use designation is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	CCSD Food Service Facility
South	Heavy Industrial	M-2, General Industrial District	Undeveloped and Warehouse
East	Clark County Jurisdiction	M-2, Industrial District	Rail Container Storage and Junk Yard
West	Heavy Industrial	M-2, General Industrial District	Warehouse / Distribution

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.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow the relocation of existing electrical power transmission poles and lines located at the southeast corner of Tropical Parkway and Mt Hood Street (6355 and 6671 East Tropical Parkway). The current alignment of the poles and lines start at corner of Tropical Parkway and Shatz Street and runs in a southwestern direction towards El Campo Grande Avenue. The Zoning Ordinance allows Electrical Power Transmission Poles and Lines, provided these facilities are identified in the Comprehensive Master Plan. However, if the location of the Transmission Poles and Lines is not identified in the Comprehensive Master Plan, then a special use permit is required. The existing lines are not identified in the Comprehensive Master Plan.

The applicant is proposing to relocate the 69 KV Transmission Poles and Lines to run parallel to Shatz Street and then parallel to El Campo Grande Avenue to reconnect to the current alignment going south. The poles will range in height between 80 and 85 feet at finished grade level.

The letter of intent states that the transmission line relocation will allow for full utilization of the parcel for imminent development by the property owners. According to the letter of intent, the project will start in the fall of 2022 after the special use permit is approved and will be completed in the January of 2023. The Comprehensive Plan will not be amended, as that is a separate request.

The relocation of the poles and lines will allow the property owner to fully develop the subject site. The relocation of the poles and lines to follow the street alignment should not impact the adjacent or surrounding properties. Staff has no objections to the proposed relocation of existing electrical power transmission poles and lines and there for staff is recommending approval of the applicant's request.

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.

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. Transmission poles shall not be relocated within the street right-of-way, as depicted on the associated improvement plans titled Tropical Speedway Commerce Center III by VTN Nevada Consulting Engineers.

ATTACHMENTS:

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