



Planning Commission Agenda Item

Date: March 8, 2023

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP Director Land Development &
Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: SUP-08-2023 SPEEDWAY 10 TRANSMISSION LINE RELOCATION (Public Hearing). Applicant: Nevada Power Co. dba NV Energy. 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 Ann Road and Beesley Drive. (APN 123-34-101-017) Ward 1 (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow the relocation of three (3) existing electrical power transmission poles and lines located on a 36.38-acre parcel located at the southeast corner of Ann Road and Beesley Drive (5450 Beesley Drive). The current alignment of the poles and lines start at the corner of Ann Road and Mt Hood Street and run in a southwestern direction towards Howdy Wells Avenue. The property is zoned M-2, General Industrial District and 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	Warehouse / Distribution
South	Heavy Industrial	M-2, General Industrial District	Warehouse / Distribution
East	Heavy Industrial	M-2, General Industrial District	Warehouse / Distribution
West	Heavy Industrial and Clark County Jurisdiction	M-2, General Industrial District and Light Manufacturing	Warehouse / Distribution and outdoor storage

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
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 three (3) existing electrical power transmission poles and lines located on a 36.38-acre parcel located at the southeast corner of Ann Road and Beesley Drive (5450 Beesley Drive). The current alignment of the poles and lines start at the corner of Ann Road and Mt Hood Street and run in a southwestern direction towards Howdy Wells Avenue. The property is zoned M-2, General Industrial District and the Comprehensive Master Plan Land Use designation is Heavy Industrial.

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 proposed lines are not identified in the Comprehensive Master Plan as an existing or future planned corridor.

The applicant is proposing to relocate the 69 KV Transmission Poles and Lines to run parallel along the east of the property along Mt Hood Street and then along the south of the property along Howdy Wells to reconnect to the current alignment going south. The three (3) existing poles will be removed. The poles will range in height between 85 and 96 feet at finished grade level, which is a height increase of 25 feet over the existing poles that are 71 feet in height. In addition, the new pole structures will have anchors on both sides of the poles where the existing poles have anchors on one side. Per the applicant, is not any plans to upsize the 69 KV line to a higher voltage.

The letter of intent states that the transmission line relocation will allow for full utilization of the parcel for development by the property owner. According to the letter of intent, the project will start after the special use permit is approved and will be completed this summer. The Comprehensive Master Plan will not be amended, as that is a separate request. An amendment to the Comprehensive Master Plan should be considered if there are future transmission pole relocations that are not part of the current corridor plan.

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.

ATTACHMENTS:

Letter of Intent

Site Plan

Clark County Assessor's Map

Location and Zoning Map