

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-12949 - APPLICANT/OWNER: BREAD OF LIFE
MINISTRIES OF HIS GLORY, INC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-12952) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/06, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict three handicap-accessible parking spaces in conformance with Title 19.10 requirements and a six to eight-foot high decorative block wall along the east property line.
5. Standards for building height, setbacks and landscaping standards approved through Condition Number 2 of Rezoning Z-0077-99 shall be superseded by this Site Development Plan Review.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Revised elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect additional architectural elements providing visual interest on the south elevation.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove and reconstruct all existing half-street improvements to the right of way line established through the Vacation recorded as Book 980324 Page 00864 on Coran Lane adjacent to this site concurrent with development of this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finish floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

19. Site development to comply with all applicable conditions of approval for Z-77-99 and all other applicable site related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 6,977 square-foot addition to an existing 2,867 square-foot Church/House of Worship on 0.87 acres at 2721 Coran Lane.

EXECUTIVE SUMMARY

The proposed expansion has created a need for additional parking that the site cannot provide. This is the basis for denial of this request. As this site is located within a C-V zoning district, this site review will supersede the height, setback and landscaping requirements stipulated through the previous approval on this site. If approved, the south elevation shall be revised to include some additional architectural elements providing visual interest, with the goal being to reduce the massing of the building wall.

BACKGROUND INFORMATION

A) Related Actions

- 12/08/97 The City Council approved a Petition of Vacation (VAC-0038-97) to vacate a portion of Coran Lane east of Simmons Street. The Planning Commission recommended approval.
- 02/16/00 The City Council approved a Rezoning (Z-0077-99) from C-1 (Limited Commercial) to C-V (Civic) on this site. A Resolution of Intent was made with no expiration date. The Planning Commission and staff recommended approval.
- 12/21/00 The Planning Commission approved a Site Development Plan Review [Z-0077-99(1)] for a proposed 9,830 square foot church on the subject site. According to this proposal, the existing church would be removed. Staff recommended approval. This approval expired 12/21/02.
- 06/26/03 A Merger and Resubdivision Parcel Map (PMP-2246) containing 37,914 square feet was recorded on the subject site.
- 05/14/04 Building permit applications for a new church building and hardscaping were submitted. No permits were issued for the project. The permits expired after six months of issuance.
- 07/27/06 The Planning Commission recommended approval of companion item Variance (VAR-12952) concurrently with this application.
- 07/27/06 The Planning Commission voted 4-1/sd to recommend APPROVAL (PC Agenda Item #82/ss).

B) Pre-Application Meeting

02/07/06 The applicant was advised of the submittal requirements for a Site Development Plan Review and Variance applications. Three handicap parking spaces are required. Landscaping issues were discussed, especially the provision of a buffer area north of the building. Elevation drawings should show equal exterior treatment of all four sides of the building.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.87

B) Existing Land Use

Subject Property: Church

North: Multi-Family Residential (apartments)

South: Multi-Family Residential (apartments)

East: Multi-Family Residential (apartments)

West: Single-Family Residential

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: North Las Vegas

South: H (High Density Residential)

East: H (High Density Residential)

West: Clark County

D) Existing Zoning

Subject Property: C-V (Civic)

North: PUD (Planned Unit Development - North Las Vegas Designation)

South: R-4 (High Density Residential)

East: R-4 (High Density Residential)

West: R-E (Rural Estates Residential Clark County Designation)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. Churches are a permitted use in this land use category. While the current C-V (Civic) zoning district allows this use, it is more compatible with the PF (Public Facilities) designation.

INTERAGENCY ISSUES

No interagency review is required for this project.

PROJECT DESCRIPTION

This is a similar request to the addition proposed in 2000 that would add approximately 7,000 square feet to the church building. Information from the County Assessor indicates that the church building has existed on the site since 1978. The existing building is located on the south property line of the site. Approximately 30 feet will be added to the length of the building along this property line. The expansion will extend to within eight feet of the north property line of Coran Lane, restricting circulation around the site. Two parking areas are created by the expansion, each with access to Coran Lane. An eight-foot landscape buffer will block access to Simmons Street.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.06, Development Standards in a C-V District are approved through a Rezoning or Site Development Plan Review. The applicant wishes to alter the site through this proposed review. The following table compares each request:

Standards	Z-0077-99	Proposed
Min. Lot Width	110 Feet	110 Feet
Min. Setbacks		
• Front	69 Feet	8 Feet
• Side	155 Feet	125 Feet
• Corner	124 Feet	124 Feet
• Rear	0 Feet	0 Feet
Max. Lot Coverage	27 %	26 %
Max. Building Height	35 Feet	36 Feet
Trash Enclosure	Walled, gated, 50 Feet from residential	Walled, gated, 10 feet from residential
Loading Zone	Not required	None

In summary, the front and side setbacks have been reduced to allow for the expanded building area. The provided trash enclosure is shifting from 50 feet to 10 feet from the south property line. The property to the south has a multi-family residential use and is not subject to the adjacency standard requiring a minimum 50-foot separation between a trash enclosure and the use. Other development standards are unchanged or virtually unchanged from the previous approval.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The proposed building is 36 feet tall at its highest point. The 3:1 Proximity Slope requires that the building be set back at least 108 feet from the single-family residential property west of Simmons Street. (This property is in unincorporated Clark County.) The building is set back approximately 118 feet from the protected property, thereby meeting the standard.
- b) Building setback. The proposed building is set back at least as much as the single-family dwelling on protected property across Simmons Street west of the subject site, thereby meeting this requirement.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	9,844 SF	One space per 100 SF of non-fixed seating in gathering room (5,590 SF)	53	3	45	3
TOTAL			56		48	

A total of 48 spaces is proposed where 56 spaces is the minimum number required by Title 19. A Variance (VAR-12952) to allow a reduction in the number of spaces has been submitted and will be heard concurrently with this application. The amount of deviation from the minimum number of spaces is 14 percent. Handicapped parking is not striped correctly. All parking spaces have standard dimensions. An additional accessible lane shall be provided on one of the spaces to comply with Title 19.10 requirements.

A4) Landscape and Open Space Standards

This Site Development Plan Review will establish landscape standards for this site. They will supersede those conditions of approval of Rezoning Z-0077-99. Open space is not a requirement for this project.

Standards	Provided
Parking Area	26 Trees (15 gallon size)
Buffer:	
• Min. Trees	1 24 Box Tree/30 Linear Feet (24 Trees)
• Min. Zone Width (Coran Lane)	6 Feet
• Min. Zone Width (Simmons St.)	8 Feet
• Min. Zone Width (East PL)	8 Feet
• Min. Zone Width (South PL)	6 Feet
• Wall height	Existing 6-foot wall along south PL

Eight-foot perimeter landscape buffers are requested along the east and west property lines. A six-foot buffer, interrupted by the existing building and a portion of the expansion, is proposed for the south property line. The proposal will still provide adequate buffering from the adjacent residential uses. A six to eight-foot decorative wall will be required along the east property line separating the subject site from the adjacent multi-family development. This portion of the adjacent development is vacant; however, a wall is normally required adjacent to residential districts regardless of whether it is developed or not.

A5) Sign Standards

On-site signage will be subject to standards contained in Title 19.14 for the C-V District. One freestanding sign having a maximum of 48 square feet is permitted on the site. Wall signage is limited to 10 percent of each building elevation.

B) General Analysis and Discussion

•Zoning

The subject site is zoned C-V (Civic). Per Title 19.06, this district is intended to provide for the continuation of existing public uses and for the development of new public uses and utility installations. In addition, public and quasi-public uses operated or controlled by religious, fraternal, veteran, civic or service organization are permitted in this district. Development standards within a C-V (Civic) district are established by the City Council in connection with a Rezoning approval or by approval of a Site Development Plan Review. Therefore, no waivers of development standards are necessary. The Rezoning (Z-0077-99) established on-site development standards for the existing church and the addition proposed at that time. This proposal will supersede those standards. Offsites required through Z-0077-99 will remain in effect.

- Site Plan

The proposed site plan is not an improvement over the previous approval of 2000, in which the existing church would be removed and the proposed building would be oriented to the corner of Coran Lane and Simmons Street. The current proposal will bisect the property so that two parking lots requiring two driveways from Coran Lane must be provided. Because the existing building is located on the south property line and the expansion stretches to the northern landscape buffer, the parking areas cannot be connected. There is an area of vacated right-of-way along Coran Lane that will be utilized by the proposal to accommodate the expansion and allow for limited landscape buffering.

The large size of the proposed building has created a need for additional parking that the site cannot provide. This is the basis for denial of this request. The handicapped parking shown on the site plan is incorrectly striped. If approved, an additional accessible lane shall be provided on one of the spaces to comply with Title 19.10 requirements. The proposed trash enclosure shall contain a roof or trellis structure in conformance with commercial development standards.

- Waivers

No waivers are requested as part of this site development plan review, and none are necessary.

- Landscape Plan

This Site Development Plan Review will replace the site previously approved and now expired. Therefore, the landscaping required in Condition Number 2 of Rezoning Z-0077-99 will be superseded by the proposed plan, which will provide an adequate buffer to the surrounding residential developments.

- Elevation

The submitted elevations depict stucco exteriors with a sloping roof and parapet. A tower structure containing mostly glass panels on the north and south elevations connects the rooflines. The glass panels shall not exceed 22 percent reflectivity above pedestrian level in conformance with commercial development standards. The south elevation, which faces a multi-family residential development, consists of a windowless blank wall. This elevation should be revised to include additional elements that provide visual interest. Because of its location on the south property line, the building serves as a *de facto* 18 to 28-foot wall separating the site from the adjacent multi-family development. Efforts should be made to reduce the massing of the building on the south elevation.

- Floor Plan

The addition will allow room to enlarge the existing sanctuary, child care area, staff offices, restrooms and multi-purpose space.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The area surrounding the subject site consists primarily of multi-family development that grew around the existing church, and one single-family residential dwelling that preceded the existing church. The proposed addition complies with residential adjacency requirements with respect to this single-family development. The multi-family development to the south is screened by a six-foot wall; however, the south elevation of the church extends well above this wall.

2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;

The development is consistent with C-V (Civic) District requirements. However, the site cannot comply with Title 19 parking requirements, given the proposed expansion. In addition, a six to eight-foot wall should be constructed along the east property line separating the subject site from existing multi-family residential development. Handicapped parking should be striped according to Title 19 requirements, and the trash enclosure should contain a roof or trellis structure.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The proposal would eliminate full internal access to all parking spaces. Two driveways to Coran Lane are proposed, but this should not cause traffic concerns, as traffic is light on this street.

4. Building and landscape materials are appropriate for the areas and for the City;

Building materials are compatible with the existing structure and for this area of the city. The proposed landscaping materials are acceptable with respect to buffering and shading.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The south elevation, which faces a multi-family residential development, consists of a windowless blank wall. This elevation should be revised to include additional elements that provide visual interest.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposal will be subject to required inspection, thereby securing the public's health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 249 by Planning Department

APPROVALS 0

PROTESTS 0