

## AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16176 - APPLICANT: MT. ZION CHURCH; OWNER:  
JOHN W. ARNOLD

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### \*\* CONDITIONS \*\*

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

#### Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a church/house of worship use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-16178 shall be required.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Request for a Special Use Permit for a church/house of worship. The property was recently annexed into the city, with an effective date of September 29, 2006.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
09/29/06	This property was annexed into the city of Las Vegas.
	The Planning Commission recommended approval of companion item SDR-16178 concurrently with this application.
10/05/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #4/ar).
<b><i>Related Building Permits/Business Licenses</i></b>	
1959	A single family dwelling was constructed on this site.
<b><i>Pre-Application Meeting</i></b>	
08/04/06	Staff explained the parking and landscaping requirements associated with a church/house of worship
<b><i>Neighborhood Meeting</i></b>	
	A neighborhood meeting is not required for this type of application.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.85

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single family dwelling	R (Rural density residential)	R-E (Residence Estates)
North	Single family dwelling	SC (Service Commercial) and R (Rural density residential)	R-E (Residence Estates)
South	Single family dwelling	R (Rural density residential)	Clark County
East	Funeral home/auto shop	R (Rural density residential)	C-1 (Limited Commercial) and R-E (Residence Estates)
West	Single family dwelling	R (Rural density residential)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>X</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	
<b>Special Purpose and Overlay Districts</b>	X		Y
A-O Airport Overlay District	X		Y
<b>Trails</b>		X	
<b>Rural Preservation Overlay District</b>		X	
<b>Development Impact Notification Assessment</b>		X	
<b>Project of Regional Significance</b>		X	

**DEVELOPMENT STANDARDS**

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 square feet	37,026 square feet	Y
Min. Lot Width	100 feet	150 feet	Y
Min. Setbacks			
• Front	50 Feet	160 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	10 Feet	12 Feet	Y
Max. Building Height	2 stories/35 feet	1 story/15 feet	Y
Trash Enclosure	Minimum 50 feet from residential	50 Feet from residential	Y

*Per Title 19.12, the following landscape standards apply to this site:*

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree /6 Spaces	8 Trees	0 Trees	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	24 Trees	24 Trees	Y
Min. Zone Width	15 Feet along Jean Street 8 Feet along the north, east and west property lines		15 Feet along Jean Street 8 Feet along the north, east and west property lines	Y

This development will be in compliance with city standards with the provision of eight parking lot trees. Staff has addressed this issue as a condition of approval.

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	Main gathering area= 2,826 sq ft.	1/100 sq ft	29 spaces	2	44	2	Y
<b>TOTAL</b>			29 spaces	2	44	2	Y

**ANALYSIS**

The site is currently developed with a single family dwelling. The applicant is proposing to remodel the interior of the structure to allow it to be used as a church. No changes are proposed to the buildings exterior. A new parking lot will be provided north of the church building and will provide vehicular access to Jean Avenue. Landscaping planters that comply with the standards of the zoning code are depicted along the property line. A larger landscape planter is also shown in the parking lot. No parking lot trees are shown on the site plan. Staff finds that there is adequate space with the parking lot planter to provide the eight trees required by the zoning code, and has included a condition of approval which addresses this issue.

The property is within an area of the Airport Overlay district which limits building heights to 35 feet. The existing structure is 15 feet in height and complies with the height limitation.

The proposed church is compatible with the existing single family development to the west and north and the commercial uses to the south and east.

**FINDINGS**

The following findings must be made for a Special Use Permit:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.
2. The subject site is physically suitable for the type and intensity of land use proposed.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.
4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

**In regard to 1:**

The proposed Church/House of Worship would be located between an existing single family dwelling and commercial development along Decatur Boulevard. The use as a Church/House of Worship would be an acceptable buffer between these two uses.

**In regard to 2:**

There are no constraints to the use of this site as a church.

**In regard to 3:**

The site is accessed from Jean Avenue, a residential street that is adequately sized for this use and which will not be adversely impacted by this development.

**In regard to 4:**

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 4

**ASSEMBLY DISTRICT** 1

**SENATE DISTRICT** 4

**NOTICES MAILED** 120 by City Clerk

**APPROVALS** 0

**PROTESTS** 0