

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16178 - APPLICANT: MOUNT ZION CHURCH; OWNER: JOHN W. ARNOLD

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/06/06, except as amended by conditions herein.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit to reflect the provision of eight 24 inch box trees within the center landscape planter.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.

8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate an additional 10 feet of right-of-way for a total half-street width of 30 feet on Jean Avenue adjacent to this site prior to the issuance of any permits.
11. Construct half-street improvements, including appropriate transition paving, on Jean Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
12. Extend the existing sewer line in Jean Avenue past the western boundary of this site at a depth and location acceptable to the Collection System Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the proposed conversion of a 2,826 square foot residence and 375 square foot casita to a place of worship. The property was recently annexed into the city, with an effective date of September 29, 2006.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/29/06	This property was annexed into the city of Las Vegas.
10/05/06	The Planning Commission recommended approval of companion item SUP-16176 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #5/ar).
<i>Related Building Permits/Business Licenses</i>	
1959	A single family dwelling was constructed on this site.
<i>Pre-Application Meeting</i>	
08/04/06	Staff explained the parking and landscaping requirements associated with a church/house of worship
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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>
Special Area Plan		X	
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		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:

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

FINDINGS

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

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:

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

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:

Building materials are appropriate for the area and the City of Las Vegas. 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.

In regard to 5:

Building elevations and design characteristics are not unsightly.

In regard to 6:

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 116 by Planning Department

APPROVALS 0

PROTESTS 0