



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-17129 - APPLICANT/OWNER: PRAYER CENTER
REVIVAL CRUSADE MINISTRIES**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Southeast Sector Plan from MLA (Medium-Low Attached Density Residential) to PF (Public Facilities) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (ZON-16632 & SDR-15034) to Rezone this land to C-V (Civic) and a Site Development Plan Review for the expansion of an existing church.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
06/19/06	The applicant was informed at the pre-application meeting that rezoning the C-1 (Limited Commercial) and C-2 (General Commercial) zoned parcels to R-2 (Medium-Low Density Residential) with a Special Use Permit for the Church and a Site Development Plan Review were necessary. Additionally, the applicant was informed that a Project of Regional Significance Questionnaire would be required for this project. The applicant was also informed of the setback requirements for the zoning district. Public Works informed the applicant about the required dedications and drainage issues.
09/19/06	The applicant was informed that by requesting a General Plan Amendment and a Rezoning to the C-V (Civic) zoning district would eliminate the need for a Special Use Permit and the Variance the applicant originally filed. This project is no longer a Project of Regional Significance since the Special Use Permit has been eliminated.
10/19/06	The Planning Commission recommended approval of companion items ZON-16632 and SDR-15034 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #49/jk)
<i>Neighborhood Meeting</i>	
10/09/06	A neighborhood meeting was held on Monday, October 9, 2006 at 6:00 p.m. at the Prayer Center Revival Church, 1316 Miller Avenue, Las Vegas, Nevada. There were two people representing the applicant, one staff member from Planning & Development in attendance. No members of the public came to participate in the meeting.

Details of Application Request			
Site Area			
Net Acres	0.69		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MLA (Medium Low Attached)	C-1 (Limited Commercial) & C-2 (General Commercial)
North	Government Facility	City of North Las Vegas	C-1 (North Las Vegas)
South	Undeveloped & Single-family Residential	MLA (Medium Low Attached)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
East	Undeveloped & Single-family Residential	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
West	Undeveloped & Tavern	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area		N	N/A
West Las Vegas Plan	Y		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		
C-V Civic District			Y
A-O Airport Overlay District	Y		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.06, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.68 ac	Y or N
Min. Lot Width	N/A	244 Feet	Y or N
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	N/A N/A N/A N/A	32.75 Feet 55.5 Feet 8 Feet 11 Feet	N/A
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	24.6%	N/A
Max. Building Height	N/A	28.75 Feet	N/A
Trash Enclosure	N/A	7 Feet	N/A
Mech. Equipment	N/A		N/A

Per Title 19.12, the following landscape requirements apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Trees/Space	N/A	Zero	N/A
Buffer:				
Min. Trees	N/A Trees/Linear Feet	N/A	39	N/A
TOTAL	N/A	N/A	42	N/A
Min. Zone Width	N/A		3 Feet/ 12.4 Feet	N/A
Wall Height	N/A		N/A	N/A

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church	7,423 sq. ft.		N/A	N/A	36	2	Y
SubTotal							
TOTAL (including handicap)							
Loading Spaces	N/A						

ANALYSIS

The purpose of this application is to change the Southeast Sector Plan from MLA (Medium Low Attached) to P-F (Public Facilities). There are companion applications for a Rezoning (ZON-16632) to reclassify 0.68 acres from C-1 and C-2 to C-V and a Site Development Review Plan (SDR-15034) for the expansion of an existing 1,664 square-foot church to a 7,423 square-foot church. This property is located within the West Las Vegas Plan Area, which is a plan for neighborhood revitalization by halting and revising the decline of some older areas by stabilizing and improving this area via protecting the area from the intrusion of incompatible non-residential land uses.

The building construction will consist of CMU block and stucco with stucco and wood trim. The building field will be painted in a light blue color with accent and trim colors in a dark blue. The roofing materials used in this project will consist of slate shingles and the color of the slate is a medium-toned gray. The landscaping for this site will consist of Raywood Ash, Mondel Pine, and Modesto Ash trees, and a ground cover of Green Desert Spoon, Trailing Indigo Bush, Fortnight Lilly, and Red Hesperaloe.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

The proposed development is consistent with the General Plan and will be a much need addition to the area by helping to revitalize this portion of the West Las Vegas Plan Area.

In regard to 2:

The zoning and the proposed development is consistent and compatible with surrounding area. Additionally, this development will significantly improve the design of the existing building and the landscaping of the property, which currently doesn't have landscaping on it.

In regard to 3:

Since this is a small church, the affect to the existing roadways should not be significant. Moreover, the church, being more of a neighborhood church, is situated such that people in the neighborhood can easily walk to church without affecting the existing street system.

In regard to 4:

The proposed amendment conforms to the adopted plans and the West Las Vegas Plan Area. Moreover, Goal 6 of the West Las Vegas Plan is addressed as two of the three parcels are undeveloped or in disrepair.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0