



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16632 - APPLICANT/OWNER: PRAYER CENTER

REVIVAL CRUSADE MINISTRIES

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-17129) to a P-F (Public Facilities) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-15034) application, if approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate a 20-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
5. 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. 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.
6. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Rezone from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (GPA-17129 & SDR-15034) to Amend the Southeast Sector Plan on this land to P-F (Public Facilities) 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 GPA-17129 and SDR-15034 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #50/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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.68 ac	Y or N
Min. Lot Width	N/A	244 Feet	Y or N

Min. Setbacks			
• Front	N/A	32.75 Feet	N/A
• Side	N/A	55.5 Feet	
• Corner	N/A	8 Feet	
• Rear	N/A	11 Feet	
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	7,423 sq. ft.				36	2	Y
TOTAL (including handicap)	7,423 sq. ft.				36	2	Y
Loading Spaces	N/A						

ANALYSIS

The purpose of this application is to rezone this property from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic). There are companion applications for a General Plan Amendment from MLA (Medium Low Attached) to P-F (Public Facilities) 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 the 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

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

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.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

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 doesnt have landscaping on it.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

One of the parcels has an existing church on it, but the other two parcels are undeveloped or in disrepair; therefore, rezoning and development of this site is not only appropriate, but a benefit to the area.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0