

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15034 - APPLICANT/OWNER: PRAYER CENTER

REVIVAL CRUSADE MINISTRIES

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16632) 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, date stamped 07/17/06, the landscape plan, date stamped 07/18/06, and the building elevations, date stamped 07/11/06 except as amended by conditions herein.
4. 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.
5. 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.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the City Surveyor to determine if Mapping is necessary; comply with the recommendations of the City Surveyor.
13. Provide a copy of a recorded Joint Access Agreement between the parcels that comprise this site prior to the issuance of any permits, unless the parcels are legally joined into one parcel.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON16632 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the expansion of an existing church on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (GPA-17129 & ZON-16632) to Amend the Southeast Sector Plan to P-F (Public Facilities) and to Rezone this land to C-V (Civic).

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 ZON-16632 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #51/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 Density Residential)	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
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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 for a Site Development Review Plan to expand an existing 1,664 square foot church to a 7,423 square foot church. There are companion applications for a General Plan Amendment (GPA-17129) to amend the southeast sector plan from MLA (Medium Low Attached) to P-F (Public Facilities) and a Rezoning (ZON-16632) to reclassify 0.68 acres from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic). 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 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 proposed development is an expansion of an existing church, which serves the spiritual needs of the people within the immediate area and is compatible with the development within the immediate 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;**

The proposed development is consistent with the General Plan and with Title 19. 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. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

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.

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

The building and landscape materials are not only appropriate for this area, they may help in the revitalization of this portion of the West Las Vegas Plan Area.

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 building design is harmonious and compatible with development in the area and may help generate further interest in revitalizing this area.

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

Development of this site should not negatively affect the public health, safety, and general welfare of the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0