

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-20102 - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number One (1) of Site Development Plan Review (SDR-4107) shall be deleted.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-4107).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review (SDR-4107) which stated that the landscape plan shall be revised and approved by the planning and development department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24-inch box tree per finger with 4-one gallon and 4-five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf on 2.69 acres at 220 North 14th Street.

The removal of Condition Number One (1) from Site Development Plan Review (SDR-4107) would not have a negative effect on the surrounding area. If this condition were enforced it would require the applicant to obtain a new variance for parking, which is not considered a desirable alternative. Development would be in conformance to the approved site and landscape plans. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/06/03	The City Council approved a Special Use Permit (SUP-2282) for a church, a Variance (VAR-2283) to allow 130 parking spaces where 197 were required, and a Site Development Plan Review (SDR-2280) for a church at 202 North 14 th Street. The Planning Commission recommended approval of all items. Staff recommended approval of the Special Use Permit and denial of the Variance and the Site Development Plan Review.
05/19/04	The City Council approved a Rezoning (ZON-4059) from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-V (CIVIC) and a Site Development Plan Review (SDR-4107) for a church on 2.69 acres at 220 North 14 th Street. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a request of an Extension of Time (EOT-13103) of an approved Site Development Plan Review (SDR-4107) that allowed a church at 220 North 14th Street. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
01/09/07	Building permits were issued for onsite improvements and hard-scape improvements on the subject property.
<i>Pre-Application Meeting</i>	
02/13/07	A pre-application meeting was held. Submittal requirements for a Review of Condition were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	

Site Area	
Net Acres	2.92

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MXU (Mixed Use)	C-V (Civic)
North	Multi-family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Apartments	C (Commercial)	C-2 (General Commercial)
East	Office Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential) P-R (Professional Office and Parking)
West	Multi-family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

From SDR-4107:

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Fingers/Trees	
Landscaped Fingers	One Finger for every six consecutive spaces	11 Fingers	3
Parking Area	1 Trees/6 Spaces	22 Trees	13
Buffer:			20
• Min. Trees	1 Trees/30 Linear Feet	49 Trees	
• Min. Zone Width	8 Feet		15
• Wall height	8 Feet		6.5

ANALYSIS

The applicant is requesting to delete condition number one from the original Site Development Plan Review (SDR-4107). This condition required additional landscaping in the parking lot area consisting of landscaped fingers and additional trees. The site is also subject to a parking Variance (VAR-2283). The addition of landscaped fingers to the parking lot would require the removal of parking spaces when the site is already deficient in parking. This would mean that the applicant would be required to obtain a new parking variance as the parking situation would have been made worse. The removal of condition number one from SDR-4107 would not have a negative effect on the surrounding area. Development would be in conformance to the approved site and landscape plans. Approval of this request is recommended.

Condition #1 from SDR-4107:

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.

FINDINGS

The removal of Condition Number 1 of Site Development Plan Review (SDR-4107) will not have a negative effect on the surrounding area. This request is considered appropriate. Approval is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0