



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW
ASSEMBLY OF GOD

** CONDITIONS **

The Planning Commission (7-0 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 03/13/07, 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 a building permit, to reflect the changes herein.
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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
11. Submit an application for a deviation from Standard Drawing #222a for the depth and width of the driveway accessing this site from Bonanza Boulevard.
12. 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.
13. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
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.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 32,000 square foot addition to an existing 62,417 square foot Church/House of Worship on a developed 19.9 acre site located at 3900 East Bonanza Road.

The project expansion will construct a new sanctuary building, associated parking and landscaping upon a site containing existing worship, educational, athletic, and parking facilities. This infill development will construct upon underutilized property within a designated revitalization area of the General Plan, Southwest Sector. Staff recommendation is approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family - Compact Lot) to R-1 (Single Family Residential) on this site. The Planning Commission recommended approval.
08/01/90	The City Council approved a Variance (V-0046-90) to allow a 132 square foot church identification sign to a height of 24 feet, where 15 feet is the maximum sign allowed and 5 feet is the minimum height allowed at 3901 East Bonanza Road. The request was an appeal of a Board of Zoning Adjustment denial.
01/08/92	The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
02/08/96	The Planning Commission approved a Site Development Plan Review [(Z007386(6))] for an 11,556 square foot addition to an existing church on this site.
09/18/96	The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single Family Residential) to C-V (Civic) Zone on this site. The Planning Commission recommended approval.
03/14/02	The Planning Commission approved a Site Development Plan Review [Z007996(1)] for a proposed parking lot and baseball fields.
11/21/02	The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.

12/18/02	The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services.
7/19/06	The City Council approved a request for a Site Development Plan Review (SDR-13496) for the proposed addition of three temporary modular buildings to an existing school on 20.07 acres at 3850 East Bonanza Road. Staff recommended approval. The Planning Commission recommended denial due to no future plans to construct permanent education structures as the temporary facilities have been in place since 1992.
12/06/06	The City Council approved a Review of Condition (ROC-17649) request to Number 4 of approved Site Development Plan Review (SDR-13496) to remove the condition requiring a phasing plan for an existing school located at 3900 East Bonanza Road. Staff recommendation was for denial.
04/26/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11/ja).
Related Building Permits/Business Licenses	
Pre-Application Meeting	
12/14/06	A Pre-application meeting was held where Planning staff advised the applicant of the requirement for an Site Development Plan Review.
Neighborhood Meeting	
A Neighborhood Meeting is not required for this application type.	

Field Check	
3/20/07	A site visit was conducted and the project site is primarily developed with the areas proposed for the new sanctuary vacant and covered with decomposed granite.

Details of Application Request	
Site Area	
Net Acres	19.9 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property			
North			
South			
East			
West			

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following Development Standards apply to the subject proposal:

<i>Standards</i>	<i>Proposed</i>
Min. Setbacks	
• Front	173 Feet
• Side	118 Feet
• Corner	N/A
• Rear	18 Feet
Max. Building Height	43 Feet

Pursuant to Title 19.08, the following Residential Adjacency Standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	129 feet	203 feet	Yes
Adjacent development matching setback	Yes	Yes	Yes
Trash Enclosure	50 feet	50 feet	Yes

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>		
			Regular	Handi-capped	Regular	Handi-capped	
Church	32,000 square feet	1 space per 4 fixed seats	389	8	484	11	Yes
School	42 classrooms	2 per classroom plus 20 for admin. staff					

Conference Facilities							
SubTotal							
TOTAL (including handicap)							
Loading Spaces							
Percent Deviation (VAR only)							

ANALYSIS

- **Zoning**

The underlying zone is C-V (Civic) and the project will continue operating as a Church/House of worship use.

- **Site Plan**

The project site plan indicates the footprint of the proposed Sanctuary to be situated west of an existing religious structure and north of Bonanza Road. The proposed project will be attached to an existing worship building situated east of the new church. Related hardscape and landscape improvements are included in the design. Access to the site will be from North Bonanza Road.

- **Plan Elevations**

The project profile plans show a 43 foot tall structure that is subject to the Residential Adjacency Standards (RAS) of Title 19.08. Single-family residential uses located east of the proposed development will be situated 200 feet east of the new church well within the 129 feet required by 3:1 RAS regulations.

The architectural design will utilize a combination of materials and features including split-face block, and pillar base CMU block, anodized aluminum, window glazing, and plaza entry structures.

- **Landscaping**

Project landscaping will comply with Title 19.12 and will improve existing conditions. The landscape plate pallete includes palm, date, and ash trees and ground cover comprising of various low lying shrubs, rock, and bark. Five Landscape islands are proposed included new planter areas within existing parking areas, landscape buffers adjacent to Bonanza Road, and landscape areas fronting the entrances to the new church sanctuary.

A water feature is shown on the site plan and will require additional review and approval by the City Council (Directors Business request) prior to operation of this project element.

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 church expansion is compatible with existing surrounding residential and civic uses on site and within the immediate vicinity.

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 civic development will be consistent with Title 19 and the General Plan and will meet the intent of revitalization efforts targeted for this area.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular access is available and adequate from Bonanza Road and no adverse effects are anticipated with implementation of the project.

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

Building materials will provide a contemporary design and upgrade to the area and will the community character will benefit from the installation of associated landscape materials.

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;**

Project profiles indicate a building facade designed to blend with the surrounding community environment and existing religious structures on the site.

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

Human health will not be compromised nor will public safety be adversely affected with implementation of the church expansion.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 568 by Planning Department

APPROVALS 0

PROTESTS 0