



City of Las Vegas

Agenda Item No.: 130.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,120 SQUARE FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [C-1 (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by LOIS TARKANIAN to Hold in Abeyance to 8/15/2007

For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

HANNAH HURSFELD, 350 East Warm Springs Road, appeared on behalf of the applicant and explained the applicant's objections to several conditions of approval regarding a Bureau of Land Management (BLM) right-of-way grant condition.

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MAYOR GOODMAN remarked that this matter has been abeyed many times due to a disagreement regarding the trail and felt BLM should be part of the discussion. BART ANDERSON, Public Works Department, explained that BLM has been involved with respect to the use of a patent easement for trail purposes. His understanding is that BLM has patented this property to the church and is no longer BLM property.

MR. ANDERSON emphasized that Rainbow Boulevard is already a right-of-way grant from the BLM, but Public Works has consistently required when property that is encumbered by BLM right-of-way grant is patented to a private owner and then dedicated in order to relieve them of liability and to make it clear that that is in fact a public road. He again emphasized that a BLM right-of-way grant is the equivalent of right-of-way.

COUNCILWOMAN TARKANIAN expressed her support for the landscape waiver and the building of the church, but stated she could not support the elimination of the trails element as it is part of the City's master plan for trails. MS. HURSFELD replied that according to the architect, this is not the last portion of the trail, and has proposed an alternative plan.

MAYOR GOODMAN observed that more communications between the City and the church could resolve this situation. He asked if alternative plans have been discussed with staff. LENDALL MAINS, 3930 East Patrick Lane, replied that they held a meeting with the consultant who did the design for the trail system regarding possible alternatives, but were told this would present delays. His understanding was that the City will build to one end of the property to the other end and that the church would be required to do the rest. The problem is that the elevated portion is within the right-of-way, which has not yet been dedicated by the church.

MAYOR GOODMAN suggested holding the item in abeyance and asked that the applicant meet with City staff to resolve this with regards to alternative plans. MR. ANDERSON emphasized that extensive discussion has been held, but could not come to an agreement. MAYOR GOODMAN added that it is incumbent upon the church and their representatives to work out a solution that would be acceptable to the City.

MR. ANDERSON discussed with COUNCILWOMAN TARKANIAN that the City is constructing the Bonanza Trail up to the east and west side of this parcel to link those two pieces together. MS. HURSFELD remarked that one alternative is to have the trail run on the north side of the property on an easement that is already reserved to NDOT for the Summerlin Parkway.

MR. ANDERSON explained that relocating the trail is an option but it cannot be done as a condition of approval on this action; it would require a General Plan Amendment to amend the trails element of the master plan.



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PAT KELLY, Head of the Building Committee of Twin Lakes Church, explained the congregation has had problems with Kimley-Horn's approach to this trail. He pointed out the congregation has worked hard to pay for this land to build a church on this parcel not a trail for the City.

MAYOR GOODMAN declared the Public Hearing closed.