

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-22720 - APPLICANT/OWNER: CHURCH BAPTIST HOLY CROSS INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-6597), and all other site related actions.
2. This Variance (VAR-6597) shall expire on July 06, 2009 unless another Extension of Time is approved.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-6597) to allow a five-foot setback where residential adjacency standards require 78 feet for a proposed church on 0.40 acres at 1328 West Lake Mead Boulevard.

This is the first extension of time request on the proposed project. The applicant has not made any additional progress on the proposed project at this time. However, an extension of time is deemed appropriate to allow the applicant an opportunity to further develop this project. Approval is recommended with a two year time limit.

It is noted that there are two related extensions of time that shall be heard concurrently with this item.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 07/06/05 | The City Council approved a Site Development Plan Review (SDR-6596) for a purposed 5,700 square-foot church and waivers to allow a 10-foot front setback where 20 feet is required and the perimeter landscaping requirements, a Variance to allow a five-foot setback where residential adjacency standards require 78 feet for a purposed church, a Special Use Permit (SUP-6595) for a purposed church at 1328 West Lake Mead Boulevard. The Planning Commission and staff recommended approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| There are no permits or licenses related to this request. | |
| <i>Pre-Application Meeting</i> | |
| A pre-application meeting is not required, nor was one held. | |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required, nor was one held. | |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 0.40 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---------------------------|---|--------------------------------------|
| Subject Property | Church | C (Commercial) | R-2 (Medium-Low Density Residential) |
| North | Undeveloped | MLA (Medium Low Attached Density Residential) | R-2 (Medium-Low Density Residential) |
| South | School | C (Commercial) | C-V (Civic) |
| East | Single Family Residential | MXU (Mixed Use) | R-2 (Medium-Low Density Residential) |
| West | Undeveloped | C (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 | X | | Y |
| West Las Vegas Plan | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| A-O Airport Overlay District (105-foot) | X | | Y |
| 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 |

ANALYSIS

This is the first extension of time request on the proposed project. The applicant has not made any additional progress on the proposed project at this time. However, an extension of time is deemed appropriate to allow the applicant an opportunity to further develop this project. Approval is recommended with a two year time limit.

There is an existing small church on the site. The proposed project calls for the construction of a new larger church and development of a parking lot. It is noted that there are two related extensions of time that shall be heard concurrently with this item.

FINDINGS

An extension of time is deemed appropriate to allow the applicant an opportunity to further develop this project. Approval is recommended with a two year time limit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0