

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-24875 - APPLICANT/OWNER: GREATER EVERGREEN
MISSIONARY BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Parcel Map (PMP13988) and Waiver (WVR-24873).

Public Works

2. Condition Number Three is removed from Parcel Map (PMP-13988), requiring the construction of half-street improvements including appropriate overpaving on Doolittle Avenue.
3. Sign and record a Covenant Running with Land agreement for the possible future installation of halfstreet improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Doolittle Avenue adjacent to this site prior to occupancy of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Public Works Condition Number Three of Parcel Map (PMP13988). In June of 2006 a parcel map dividing the 4.07 acre parcel into two lots was submitted on the subject property. The applicant is seeking relief of Public Works condition number three which requires the construction of halfstreet improvements including appropriate over paving on Doolittle Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/01/2003	The City Council approved a request to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south (GPA-2497).
06/01/2006	A two-lot parcel map (PMP-13988) was submitted. The map has not recorded.
06/14/07	A request for a Waiver (WVR-21710) of Title 18.12.130 to allow a proposed private street to terminate without the required cul-de-sac at 1915 Lexington Street was withdrawn without prejudice by the Planning Commission.
06/14/07	A request for a Review of Condition (ROC-22071) of Public Works Condition #3 of a Parcel Map (PMP-13988) per Title 18.16.010 on 4.01 acres at 1915 Lexington Street was withdrawn without prejudice by the Planning Commission..
<i>Related Building Permits/Business Licenses</i>	
11/30/1998	Replace light pole and base (#98023375)
01/06/1995	Plumbing (Permit # 95362811)
02/02/1989	Roofing (Permit # 89013008)

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.07

<i>Pre-Application Meeting</i>	
4/16/07	Met with applicants and Public Works to discuss procedures to request a waiver of Title 18.12.130 requiring a cul-de-sac at the termination of Abbott Street.

ROC-24875 - Staff Report Page Two
November 29, 2007 - Planning Commission Meeting

Neighborhood Meeting	
N/A	A neighborhood meeting is not required nor was one held.

Field Check	
10/31/2007	A religious facility and associated is existing on the east side of the 4.07 parcel, fronting onto Lexington Street. Doolittle Street currently terminates on Lexington Street. The alignment for Doolittle Street is to be located along the south property line of the subject parcel. Currently the alignment is located within an undeveloped parcel. A drive cut for Doolittle Street is located on Martin L. King Blvd..

Details of Application Request	
Site Area	
Net Acres	4.07

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Retail / Residential Abbott Street	C (Commercial) L (Low Density Residential)	C-1 (Limited Commercial) R-1 (Single Family Residential)
South	Undeveloped lot Doolittle Street alignment	MXU (Mixed Use)	R-E (Residence Estates) R-1 (Single Family Residential)
East	Residential Lexington Street	L (Low Density Residential)	R-1 (Single Family Residential)
West	Business Park Martin L King Blvd	LI/R (Light Industry and Research)	C-PB (Planned Business Park)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District 105 feet	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Church	38 Pews Each pew is 20 feet long	One space for each 20 linear feet of pew space.	38	2	173	2	Y
	Approximately 4000 sf	One space for each 100 sf in the gathering room	40	2		3	Y
SubTotal			78	4	173	5	
TOTAL (including handicap)			82		178		Y

ANALYSIS

The applicant is requesting a Review of Public Works Condition #3 of Parcel Map PMP13988. This condition required the construction of halfstreet improvements including appropriate overpaving on Doolittle Avenue adjacent to this site.

The Department of Public Works recommends *denial* for a Review of Condition #3 of approved Parcel Map PMP13988.

Dedication and improvement of public rights-of-way and offsite improvements are required by Title 19.08.030(D) [Zoning Code Development Standards] of the Las Vegas Municipal Code as a condition of approval for entitlement or subdivision actions within the City. In addition, Title 18.06.120 [Subdivision Code Parcel Maps] describes what specific conditions would allow for the deferral of required public improvements. Those conditions are:

- (A) The parcel map will create large lots upon which no immediate development is intended;
- (B) The parcel map site is located more than six hundred sixty feet (one nominal block) from existing full or partial improvements;
- (C) The parcel map site is located in an area where partial or full public street improvements are not customary;

**ROC-24875 - Staff Report Page Four
November 29, 2007 - Planning Commission Meeting**

- (D) The parcel map site is located in an area where no street improvements currently exist and none have been obligated by means of a public improvements covenant, a covenant running with land agreement, a valid outstanding condition of approval for zoning or plot plan review, a budget appropriation or signed contract, or another similar document or evidence of commitment; or
- (E) Other extenuating site-related circumstances exist.

Staff does not believe that any of these conditions apply, and therefore recommends denial of this request. If approved, a condition has been included requiring a Covenant Running with Land agreement shall be signed and recorded for the possible future installation of halfstreet improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Doolittle Avenue adjacent to this site prior to occupancy of this site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 178

APPROVALS 3

PROTESTS 0