



*City of Las Vegas*

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANET - SDR-26253 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OWNER INTERNATIONAL CHURCH OF LAS VEGAS - Request for a Site Development Plan Review FOR EIGHT EXISTING MODULAR BUILDINGS AND AN OUTSIDE STORAGE AREA FOR AN EXISTING CHURCH on 12.89 acres at 8100 Westcliff Drive (APN 18-28-401-013), C-V (Civic) Zone, Ward 2 (Wolfson)

C.C.: 04/16/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.   
City Council Meeting

Planning Commission Mtg.   
City Council Meeting

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**RECOMMENDATION:**  
DENIAL

**BACKUP DOCUMENTS:**

- 1. Location and Aerial Map
- 2. Conditions and Staff Report
- 3. Supporting Documentation
- 4. Photos
- 5. Justification Letter
- 6. Planning and Development Approval Letter for 7-0063-94(8)
- 7. Protest/support postcards and support letter
- 8. Submitted After Final Agenda Protest Letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions, amending Condition 4 and adding the following conditions:

- 4. All development shall be in conformance with the site plan and building elevations, date stamped: 03/13/08, except as amended by conditions here.
  - A. A full landscape plan shall be submitted within ten (10) days.
  - B. The refrigeration trailer shall be removed from the site within thirty (30) days.

## PLANNING COMMISSION MEETING OF: MARCH 13, 2008

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

DAVID STEINMAN, STEVEN EVANS, VICKI QUINN, GLENN TROWBRIDGE; (Against-SAM DUNNAM, BYRON GOYNES, RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused-None)

### Minutes:

CHAIR GOYNES declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that the revised plans had been submitted to the Planning Department. If approved, he recommended the amendment to Condition 4 to reflect the date stamp. He explained that the continued use of modular buildings is not compatible with the adjacent residential properties and recommended denial of all applications.

RON PORTER, 7958 Lookout Rock Circle, appeared on behalf of the applicant and noted that several of the temporary structures had been removed. He displayed landscaping plans and enhance designs for the modular buildings. MR. PORTER requested consideration to make the classroom and counseling buildings permanent. Using the overhead, he indicated the location of those modular buildings.

MARGO WHEELER, Director of the Planning and Development Department, informed the applicant that the revised plans had not been made available to the Commission members.

TODD FARLOW, 240 North Las Vegas, remarked that it would be appropriate to approve an extension if the applicant desired to complete the landscaping design plan. However, he disapproved allowing the temporary structures to remain for an undetermined length of time.

EUGENIE REYES, 228 Starcluster Circle, President of the Homeowners Association located directly west of the Church. She explained that the residents who reside in her subdivision are not disturbed with the Church itself, but noted that there are problems with regard to the location of the refrigeration unit especially the noise emitting from it.

With regard to the Food Bank operation, MICHAEL COLLINS, 208 Starcluster Circle, showed photographs of food deliveries. He expressed concern with food being left in the driveways for substantial amounts of time and questioned whether the neighborhood was even zoned for that use. MR. COLLINS, responding to COMMISSIONER EVAN's question, replied that he and his neighbors had contacted the Church regarding the refrigeration unit and were informed that it was temporary; however, more recently, the Church had not been responding to the phone calls.

WILLIAM PETERSEN, 204 Starcluster Circle, appeared in opposition. He referred to the food storage unit which is situated on the opposite side of his property boundary and likened the noise to being in an echo chamber.

## PLANNING COMMISSION MEETING OF: MARCH 13, 2008

MS. WHEELER explained that the food bank use is permitted as part of the church use, but if it is open to the public, a separate permit is required.

Addressing the neighbors concerns, MR. PORTERO stated that the food is served to those who come to the Church. He also mentioned that there is a set schedule for food deliveries.

DEPUTY CITY ATTORNEY JIM LEWIS explained that approval of the site plan would not constitute an implied approval of a special use permit that might be subsequently required.

COMMISSIONER EVANS believed the neighbors had expressed valid concerns. He recommended the applicant work with these people and provide resolutions to alleviate those concerns. He stated he would be unwilling to support the application until the issues regarding the deliveries and the storage unit were resolved.

COMMISSIONER QUINN concurred with COMMISSIONER EVANS' comments. She noted that when she visited the project she had observed some very nice changes. During that visit, the configuration of the handicap ramps caught her attention and she realized that it would be extremely difficult to maneuver a wheel chair up or down those ramps. COMMISSIONER QUINN asked the applicant to revisit that situation.

COMMISSIONER STEINMAN commented on the exterior signs of the modulars. He noted that they look like temporary buildings and was surprised to learn that they are considered permanent. With regard to the location of the food storage unit, he stated that if it is a food bank, it should be situated in a permanent building, otherwise, it needs to go away.

COMMISSIONER TROWBRIDGE stated that approval of the application would necessitate a landscape plan and require the handicap ramps to meet ADA requirements. Pertinent to the food bank operation, he stated that the delivery schedules, the volume of traffic and the operation issues would not see his support despite the applicant's intent to relocate the structure.

DEPUTY CITY ATTORNEY LEWIS explained that even if the refrigeration unit is removed, it does not substantiate whether the food bank is an accessory use on the site.

CHAIR GOYNES recommended staff work with the applicant to do a thorough assessment.

MS. WHEELER read the amendment to Condition 4 and for the record read the added conditions relative to the landscape plan and the removal of the refrigerated trailer.

CHAIR GOYNES declared the Public Hearing closed.