

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-26971 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved subject to:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (U-0088-95) and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first Two-Year Review of an approved Review of Condition (ROC-3216) of a Special Use Permit (U-0088-95) that replaced condition number four requiring the future installation of half-street improvements on Bronco Street with a condition to record a Covenant Running With Land Agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers). At issue in this review is the continued deferral of the half-street improvements on Bronco Street.

The applicant requested additional time to acquire all of the properties abutting Bronco Street but has since been unable to obtain one remaining single-family residential property. The owners of said property have provided no inclination to sell their property; however, the City has the right to call the existing covenant and require the improvements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
9/06/95	The City Council denied an appeal of a Board of Zoning Adjustment approval, thereby approving a Special Use Permit (U-0088-95) to allow a church on the subject site. Staff recommended approval.
4/17/96	The City Council approved a Vacation (VAC-0014-96) of portions of Maverick Street and Bronco Lane adjacent to the proposed church. The Planning Commission recommended denial. Staff had no objection.
5/15/96	The City Council approved an appeal of a Board of Zoning Adjustment denial of a Plot Plan and Building Elevation Review [U-0088-95(1)] of Phase I of the church facility proposed for this site and denied an appeal of a Board of Zoning Adjustment denial of a Variance (V-0042-96) to allow a 52-foot high church where 35 feet is the maximum height allowed, thereby denying the Variance request. Staff recommended approval of U-0088-95(1) and denial of V-0042-96.
12/17/03	The City Council approved a Variance (VAR-3214) to allow a height of 77 feet where 35 feet is the maximum allowed and a Site Development Plan Review (SDR-3217) for the expansion of the existing church. The Planning Commission and staff recommended denial of the Variance and approval of the Site Development Plan Review. The City Council also approved a Review of Condition Numbers 3 and 4 (ROC-3216) of the approved Special Use Permit (U-0088-95) for the church use, thereby requiring a Covenant Running With Land agreement for the possible future installation of half-street improvements on Bronco Street adjacent to this site. The Planning Commission and staff recommended approval

1/21/04	The City Council approved a Petition to Vacate (VAC-3323) the Bronco Street cul-de-sac bulb located south of La Madre Way. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 01/25/05.
2/18/04	The City Council approved a General Plan Amendment (GPA-3469) from R (Rural Density Residential) to PF (Public Facilities) and a Rezoning (ZON-3471) from R-E (Residence Estates) to C-V (Civic) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission and staff recommended approval.
7/07/04	The City Council approved a Petition to Vacate (VAC-4347) portions of Maverick Street, generally located between La Madre Way and Lone Mountain Road. The Planning Commission and staff recommended approval.
4/06/05	The City Council approved a request for a Review of Condition Number 2 (ROC-6132) of an approved Review of Condition (ROC-3216) to remove the requirement to install half street improvements on the east side of Maverick Street, south of La Madre way for an existing Church located at 6200 West Lone Mountain Road. Staff recommended denial.
5/12/05	The Covenant Running With Land (L-Covenant #6240) agreement, required by Review of Condition (ROC-3216) for the future installation of half street improvements on Bronco Street adjacent to the church site, was recorded.
6/17/05	A Parcel Map (PMP-3325) for a Merger and Resubdivision was recorded on the Canyon Ridge Christian Church site.
3/15/06	The City Council approved a Two-Year Required Review (RQR-11146) of a Review of Condition (ROC-3216) that required the recordation of a Covenant Running With Land for the possible future installation of half-street improvements on Bronco Street at 6200 West Lone Mountain Road. The Planning Commission and Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits affiliated with this required review and the subject property.	
<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	32.9 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church/ Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Single Family	R (Rural)	R-D (Single Family Residential - Restricted)/ U (Undeveloped) [R (Rural Density Residential) Land Use Designation]/ Clark County
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Undeveloped/ Mini Storage/ Single Family Dwellings	SC (Service Commercial)/ R (Rural)	R-E (Residence Estates)/ C-1 (Limited Commercial)/ (Single Family Residential – Restricted)
West	Single Family Dwellings	R (Rural)	R-E (Residence Estates)/ R-D (Single Family Residential – Restricted)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

A condition of approval to the Special Use Permit (U-0088-95) required full-width paving along with curb, gutter, sidewalk, sewer, fire hydrants and streetlights along the east side of the street. The applicant's intent was to vacate all of Bronco Street south of La Madre Way to allow for a driveway from La Madre Way into the church property. This condition was initially altered by the Review of Condition (ROC-3216), which allowed the applicant to defer the improvements during the Two-Year Review (RQR-11146), or until such time as the City requested.

The Bronco Lane right-of-way south of La Madre Way currently has two lanes of paving to service one property owner with no expected increase in infrastructure requirements at this location. Since the approval of the Review of Condition, the applicant has recorded a Covenant Running With Land Agreement (L-Covenant #6240) on 5/12/05, agreeing to the half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers).

FINDINGS

The Department of Public Works has no comment on the required Two-Year Review application of an approved Review of Condition (ROC-3216) or objections to allow the delay of future half street improvements on Bronco Street at this location.

Staff recommends denial of this Two-Year Review since there is no reason for further delay of the half-street improvements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 453

APPROVALS 0

PROTESTS 0