



City of Las Vegas

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-25247 - BEXARCE ITEM PUBLIC HEARING - APPLICANT: SOKA GAKKAI INTERNATIONAL USA - OWNER: NELA TRUST ET AL - request for a Site Development Plan Review FOR A PROPOSED 5,991 SQUARE FOOT, SINGLE STORY CHURCH/HOUSE OF WORSHIP AND COMMUNITY CENTER on 1.09 acres at the southeast corner of Charleston Boulevard and Cahlan Drive (APN 162-05-512-020), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-1 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	12	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
 2. Conditions and Staff Report
 3. Supporting Documentation
 4. Photos
 5. Justification Letter
 6. Protest letters
 7. Submitted after Final Agenda Revised Plan by Staff
 8. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval 9.
- Backup Referenced from the 12-06-07 Planning Commission Meeting Item 40

Motion made by LOIS TARKANIAN to Approve subject to conditions, amending Conditions 2 and 3 and adding the following conditions as read for the record:

2. All development shall be in conformance with the site plan, date stamped 4/16/08 and the building elevations and floor plan, date stamped 10/27/07.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. A minimum 15-foot wide landscape buffer shall be provided along Cahlan Drive.

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A. Handicap parking shall meet all Code requirements.

B. This site shall take vehicular access from Charleston Boulevard via one new commercial style driveway that meets the intent of Standard Drawing #222a; submit an application to the Land Development section of the Department of Public Works for a deviation from this Standard. If necessary due to drainage or other concerns, (i) driveway grades in excess of typical City Standards shall be allowed and (ii) finish floor level less than eighteen inches above the flood water level shall be allowed, if in conformance with Municipal Code section 20.08.420. Vehicular access from this site to Cahlan Drive shall be limited to emergency vehicles only, and no formal driveway will be allowed.

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

Minutes

By way of reading the item, MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JENICA YURCIC, Brownstein Hyatt Farber Frenkel LLP, appeared on behalf of the applicant and expressed appreciation for COUNCILWOMAN TARKANTIAN'S assistance on the project and believed that the proposed design plan was an amenable one.

ANTHONY HODGES noted that the churches of this magnitude and no division between staff and Planning's recommendation, the vote should be affirmative.

CHRISTOPHER ALLEN, 117 Cahlan Drive, wanted assurance that the lighting would not impact his or the adjacent residents as they may invest monies into the maintenance of their large properties. He did not want to lose their tranquility. ATTORNEY YURCIC confirmed that the applicant has agreed to a condition relative to the parking lot lighting standard to be no more than 30 feet in height and shall utilize downward directed lights and full cut-off luminaries. This condition should reduce the amount of lighting and have less impact on adjacent and nearby residents. Although MR. ALLEN appreciated the applicant's efforts, his concern was not mitigated with the condition noted by ATTORNEY YURCIC. MAYOR GOODMAN added that should the conditions not be adhered to, the applicant will have to come back before Council.

RUTH ABDO, 2812 Ashby Avenue, inquired about ingress/egress and parking. ATTORNEY YURCIC replied that ingress/egress will be off of Charleston Boulevard, and there is no direct access off of Cahlan Drive. The size of the building is just over 5,000 square feet, and the proposed parking is more than double than what is required.

COUNCILWOMAN TARKANTIAN confirmed with MARGO WHEELER, Director of Planning and Development, that the Code requires the lighting be directed into the parking lot and not onto adjacent properties; however, staff cannot guarantee that this will be satisfactory to the

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neighbors. ATTORNEY YURCIC added that the applicant understands the neighbors' concerns; with that, there is concern also for safety so there should be some amount of lighting. The Councilwoman felt keeping the lights turned down to a minimum but having sufficient lighting for safety reasons was a fair trade-off.

DAVID DWYER, DWYER Engineering, appeared and added Cahlan Drive, south of the current improvements, should remain as a rural street. All access is on of Charleston Boulevard. ATTORNEY YURCIC read the egress conditions relative to vehicular access.

COUNCILWOMAN TARKANIAN confirmed with ATTORNEY YURCIC that the closing time will be 9:00 p.m. The lights in the parking lot can be shut off at that time, but ATTORNEY YURCIC reiterated the need to keep them on for security purposes. The Councilwoman was so pleased that the applicant, staff, residents and a religious center could work together and do so diligently. This establishment will bring a beauty to the neighborhood from what was an eyesore. Even though it was not a requirement, the applicant was pleased to hold two neighborhood meetings at the Councilwoman's request. Regarding the parking, the applicant has a private shared parking agreement with the adjacent dental office, so additional parking will be available. For the record, BILL AIKEN appeared and told the Councilwoman that a shared parking agreement has been signed between him and the owner at the dental office. In addition, these two businesses have different business hours and will benefit in having the ability to use both parking lots during each of their hours of operation. The Nevada Department of Transportation agreed with the ingress/egress location on Charleston Boulevard and there will be an emergency exit on Cahlan Drive should the need exist for fire access.

COUNCILWOMAN TARKANIAN gratefully thanked CHARLIE KAKOWSKI and BART ANDERSON, Public Works, for their hard work and extra hours in finding viable solutions. She sincerely appreciated everyone's efforts.

MARGO WHEELER, Director of Planning and Development, read the amendment to Conditions 2 and 3. She and GINA VENGLASS, Public Works, read additional conditions into the record. Although MR. DWYER recognized a parking space will be lost with the amendments, he concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.