



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-25253 - 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 West Cliff Drive (APN 138-28-401-013), C-V (Civic) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL.

PROTECTIONS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 7/18
City Council Meeting 0

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends 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. Planning and Development Approval Letter for 7-2003-94(8)
7. Submitted after Final Agenda Revised Plans by Staff
8. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval
9. Backup Referenced from the 03-13-08 Planning Commission Meeting Item 30

Motion made by STEVE WOLFSON to Approve subject to conditions, deleting Conditions 5 and 6 and amending Condition 4 as read for the record:

4. All development shall be in conformance with the site plan, landscape plans and building elevations, date stamped 3/24/2008, except as amended by conditions herein, and no future buildings are approved as part of this action.

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

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(Did Not Vote-None); (Excused-None)

NOTE: Councilman Barlow disclosed that his brother attends the church as a member, but he has not spoken to him about the item and will not preclude him from voting.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN WOLFSON asked for an outline from MARCO WHEELER, Director of Planning and Development, regarding Planning's concerns. Referencing the site plan, dated 2/28/2008, labeled as C, D and E, MS. WHEELER stated temporary buildings were placed on the site without permits and some were immediately adjacent to residential properties. In addition, there was utilization of these modules for refrigerated units and for the storing of food products as part of the missionary work. There were significant concerns for these and other modules but the applicant has been working diligently prior to and subsequent to the meetings to correct the issues.

RON PORTARO, 794 Lookout Rock Circle, approached the applicant and stated there was a refrigerated unit directly behind Module C as separate unit and not part of C, D and E, which are used for classrooms. This refrigerated unit was the major concern, as it was located in an easement, the unit has since been removed and relocated. During the course of time, they obtained the residents concerns and felt they were mitigated and since, there have been many positive changes to improve the site, as noted by Commissioner Stinman.

Using the overhead, he showed elevations that reflect a stone veneer and columns along the buildings, which will alleviate the modular look and blend in well with the campus. The Pastor has clearly emphasized that efforts will be made to correct any issues as the aesthetic appearance of these buildings will look above and beyond the standard modular appearance. He confirmed for the Mayor that the Fire Department does annual inspections. There are third, fourth and fifth grade classrooms utilizing these modular units. MR. PORTARO also showed 3-D imaging of the landscaping features and respectfully asked for approval.

TOM McGOWAN, Las Vegas resident, commented on MR. PORTARO'S eloquent speech, which answered his questions. From his point of view, the renderings are very aesthetic and well blended; it is a much needed development. Religion is needed in our city, and he strongly recommended approval.

TEDDY RUSSELL, Las Vegas resident, commented this church deserves a well reputation and the design is good. He is against the freeze on additional charter schools and supports religion. He is concerned for quality of education and highly recommended approval.

COUNCILMAN WOLFSON thanked MR. PORTARO for the church and its members for mitigating the expressed concerns. He verified that the refrigerator is no longer on site. This review is for eight existing modular buildings and he has viewed the site, which is beautiful and

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the units do not look like modular units. He was pleased and impressed that it is beautiful and the fact that they are adding columns.

The Councilman asked for identification of the other five modules and their use. MR. PORTARO pointed them out and noted Modular B will change. Regarding Modular A, they are asking for a one-year extension and thereafter will be removed, as it is a rented facility and may not be needed. It is used for offices and counseling.

There are three other units but not on the site plan as it was revised. There were three storage containers fenced in the back and possibly may have been referred to as part of the eight, but they have been removed. He added that Modules G and H are part of the permanent buildings and have not been changed. MS. WHEELER was comfortable with MR. PORTARO'S assertions and added that the trash receptacle should be latched and not locked to allow for Republic services access. COUNCILMAN WOLFSON clarified that Republic Services would allow for the lock as long as they are provided a key. MS. WHEELER confirmed that Conditions 5 and 6 will be deleted; Condition 4 will be amended to reflect the site plan, landscape plans and building elevations, date stamped 3/24/2008.

MR. PORTARO clarified for COUNCILWOMAN ARANIA there is no concern for drainage as the storage container in the rear has been removed. He verified that the revised site plan will be permanent with all permits. MS. WHEELER confirmed that Modular A will remain for one year. MR. PORTARO agreed to all conditions, including the amended ones.

MAYOR GOODMAN declared the Public Hearing closed.

