

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-28505 - APPLICANT: CENTRO FAMILIAR CRISTIANO
(AGUILAS) OWNER: AMERICAN WHEELCHAIR VETERANS AND ERNEST J.
FRESQUEZ, JR.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector of the General Plan from R (Rural Density Residential) to PF (Public Facilities) on approximately 11.18 acres on the southeast corner of Madre Mesa Drive and Michael Way. The proposed change of designation to PF (Public Facilities) is consistent with the proposed Church/House of Worship for this property; therefore staff recommends approval of this Amendment.

In addition to this General Plan Amendment request, the applicant has submitted a request for a Rezoning (ZON-28506) from R-D (Single Family Residential-Restricted) and U (Undeveloped) [R (Rural Density Residential) General Plan designation] to C-V (Civic) and a Site Development Plan Review (SDR-28517) for a 106,500 square-foot Church/House of Worship.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/15/07	The City Council approved an Annexation (ANX-20441) of properties located at the southeast corner of Michael Way and Madre Mesa Drive, containing approximately 11.18 acres. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
1950	Several existing residential structures were built at 5355 Madre Mesa Drive.
<i>Pre-Application Meeting</i>	
04/30/08	A pre-application meeting was held to discuss the requirements of developing a Church/House of Worship at Madre Mesa and Michael Way. The applicant was told that a General Plan Amendment, Rezoning and a Site Development Plan Review would be required due to the site being over five acres in size. The applicant was informed that a neighborhood meeting would be required for this request.

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Neighborhood Meeting	
07/09/2008	<p>A neighborhood meeting was held on Wednesday July 9th, 2008 at 5:30 p.m. at Rainbow Library located at 3150 North Buffalo Drive. There were six members of the public in attendance and one member of Planning and Development staff. The members of the public were generally in support of the development proposal, with the following questions and concerns:</p> <ul style="list-style-type: none"> • There were concerns about the traffic that might be generated by the daycare use. The applicant was not able to estimate the capacity of the daycare facility; residents were supportive of the use as long as the capacity was limited. The applicant stated that they would have an estimate of the capacity at the Planning Commission meeting. • The applicant clarified that church services would primarily occur on Sunday and Tuesday. Residents did not have issues with the church use or the traffic generated by the church. • Questions were raised about the landscaping and buffering; the applicant indicated that perimeter walls would be retained on the east and south sides of the property, and that a 20' buffer would be in place around the perimeter of the site.

Field Check	
06/17/08	A field check was conducted and found that the subject site has several existing residential structures on the northeast portion of the subject site; the rest of the site is undeveloped.

Details of Application Request	
Site Area	
Gross Acres	11.18

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Social Service	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan designation] and R-D (Single Family Residential-Restricted)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development 5 Units Per Acre)

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South	Condominiums, Single-Family Residential	MLA (Medium Low Density Residential Attached) and R (Rural Density Residential Clark County)	R-PD6 (Residential Planned Development 6 Units Per Acre) and R-E (Rural Estates Residential Clark County)
East	Single-Family Residences	R (Rural Density Residential)	R-PD6 (Residential Planned Development 6 Units Per Acre)
West	Single-Family Residences	R (Rural Density Residential Clark County)	R-E (Rural Estates Residential Clark County)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (70-Foot)	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

* The subject site is in the A-O (Airport Overlay) District within the 70-foot height limitation contour. As the proposed Site Development Plan Review (SDR-28506) maximum height is under this height limitation.

ANALYSIS

This request is for a General Plan Amendment from R (Rural Density Residential) to PF (Public Facilities) on 11.18 acres located on the Southwest Sector of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. This proposed use is Church/House of Worship, which is in compliance with the PF (Public Facilities) designation.

The General Plan has a set goal of mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. The proposed General Plan Amendment is in keeping with Objective 2.6, which states To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city. The proposed church will develop three vacant parcels and redevelop a parcel that has not entirely developed. The PF (Public Facilities) General Plan designation is compatible with the existing and future residential uses; therefore, staff supports this General Plan Amendment.

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FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

The proposed PF (Public Facilities) land use designation is compatible with the proposed C-V (Civic) zoning designation. This land use designation is compatible with the surrounding land use designations of ML (Medium-Low Density Residential), MLA (Medium-Low Density Residential-Attached) and R (Rural Density Residential).

In regard to 2:

This proposed General Plan Amendment would allow only the C-V (Civic) zoning district. This district is intended to provide existing public and quasi public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. This zoning designation will be compatible with adjacent residential uses.

In regard to 3:

Access to this site is adequately provided by Michael Way, classified as an 80-foot wide Secondary Collector and Madre Mesa, a Collector Street as designated by the Master Plan Streets and Highways. These roads are more than adequate to provide access to this parcel. Additionally, Fire Station 43 is within 1.16 miles of the subject site and will provide adequate access to emergency services.

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In regard to 4:

This General Plan Amendment is within the Southwest Sector of the General Plan, no other adopted plans pertain to this location.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 11

SENATE DISTRICT 4

NOTICES MAILED 560

APPROVALS 25

PROTESTS 2