

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JULY 24, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-28517 - APPLICANT: CENTRO FAMILIAR CRISTIANO (AGUILAS) OWNER: AMERICAN WHEELCHAIR VETERANS AND ERNEST J. FRESQUEZ, JR.**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

***Planning and Development***

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 07/07/08, and building elevations, date stamped 06/10/08, except as amended by conditions herein.
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.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
5. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Provide a Trash Enclosure in accordance with the requirements of Title 19.08.50(E)(4) with a minimum distance of 50 feet from residential properties.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. A Petition of Vacation for all rights-of-way in conflict with this site shall be submitted prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.
14. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
15. Dedicate appropriate rightofway adjacent to this site for Madre Mesa Drive and dedicate a 25 foot radius on the southeast corner of Michael Way and Madre Mesa Drive prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Madre Mesa Drive, Michael Way and the terminus of Roberta Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Madre Mesa Drive, Michael Way and Roberta Lane. The culdesac terminus of Roberta Lane shall be posted as a no parking zone.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a request for a Site Development Plan Review for a proposed two-story 106,500 square-foot Church/House of Worship with accessory Private School and Child Care Center on 11.18 acres on the southeast corner of Madre Mesa Drive and Michael Way. As this Church/House of Worship has been designed to protect nearby residential properties, has adequate parking and satisfies Title 19 requirements, staff recommends approval of this request.

There are two companion items which have been submitted with this request. A General Plan Amendment (GPA-28505) has been submitted to amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to PF (Public Facilities). Additionally, a Rezoning (ZON-28506) request has been submitted to change the current zoning from U (Undeveloped) [R (Rural Density Residential) General Plan designation] and R-D (Single-Family Residential-Restricted) to C-V (Civic).

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
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.
<b><i>Related Building Permits/Business Licenses</i></b>	
1950	Several existing residential structures were built at 5355 Madre Mesa Drive.
<b><i>Pre-Application Meeting</i></b>	
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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<b><i>Neighborhood Meeting</i></b>	
07/09/2008	<p>A neighborhood meeting was held on Wednesday July 9<sup>th</sup>, 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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

<b><i>Field Check</i></b>	
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.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	11.18

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
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 an 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>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District	X		Y*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

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

**DEVELOPMENT STANDARDS**

*The following development standards are proposed for this C-V (Civic) District:*

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	11.18 acres
Min. Lot Width	600 Feet
Min. Setbacks	
• Front (West)	315 Feet
• Side (South)	180 Feet
• Corner	175 Feet
• Rear	155 Feet
Max. Lot Coverage	11%
Max. Building Height	49 Feet, with religious embellishment 64 feet.
Trash Enclosure	Not depicted*
Mech. Equipment	Not depicted*

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*\* A condition has been added to screen any mechanical equipment and trash enclosures built at the subject site.*

**The following Residential Adjacency Standards are proposed for this C-V (Civic) District:**

<b>Residential Adjacency Standards</b>	<b>Recommended</b>	<b>Provided</b>
3:1 proximity slope	147 Feet	155 Feet
Trash Enclosure	50 Feet*	50 Feet*

*\* Conditions have been added to add a trash enclosure a minimum of 50 feet away from the surrounding residential properties.*

**The following Residential Landscaping are proposed for this C-V (Civic) District:**

<b>Landscaping and Open Space Standards</b>			
<b>Standards</b>	<b>Recommended</b>		<b>Provided</b>
	<b>Ratio</b>	<b>Trees</b>	
Parking Area	1 Tree/ 6 Spaces	119 Trees	138 Trees
Buffer: Min. Trees			
North Property Line	1 Tree/20 Linear Feet	30 Trees	30 Trees
East Property Line	1 Tree/20 Linear Feet	30 Trees	30 Trees
South Property Line	1 Tree/20 Linear Feet	43 Trees	43 Trees
West Property Line:	1 Tree/20 Linear Feet	30 Trees	30 Trees
<b>TOTAL</b>		252 Trees	287 Trees
Min. Zone Width	8 Feet		20 Feet
Wall Height	6 Feet		6 Feet

**The following Residential Landscaping are proposed for this C-V (Civic) District:**

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Base</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	7,000 linear feet of bench/pew	One space for every 4 seats. One space for each 20 linear feet of bench or pew.	68 spaces				

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Public or Private School (Primary)	14 Classrooms	Three spaces per classroom	42 spaces				
Child Care Center	30 Children, 9 Staff	One Space for each staff member, plus one space for every 10 children	12 spaces				
<b>SubTotal</b>			117 spaces	5 spaces	696 spaces	16 spaces	Y
<b>TOTAL</b>			122 spaces		712 spaces		Y*

*\* This Site Development Plan Review will establish the base requirement for the subject property. The parking requirement column has been added as a reference tool.*

**ANALYSIS**

This application is a request for a Site Development Plan Review for a proposed two-story 106,500 square-foot Church/House of Worship with accessory Private School and Child Care Center on 11.18 acres on the southeast corner of Madre Mesa Drive and Michael Way. As this Church/House of Worship has been designed to protect nearby residential properties, has adequate parking and satisfies Title 19 requirements, staff recommends approval of this request.

- **Use**

The Church/House of Worship use is allowed in the C-V (Civic) zoning district. This church will also offer an accessory Child Care Center and Private School (Primary) to the general public. The Child Care Center will contain 25-30 children and will be in operation Monday through Friday between the hours of 8:00 am and 6:00 pm. The Private School (Primary) will accommodate 110 to 118 children and will be in operation during normal school hours Monday through Friday, 8:00 am to 3:00 pm. This school may extend these hours occasionally as extracurricular activities warrant. As the Church/House of Worship use will be primarily on a Sunday these accessory uses of a Child Care Facility and Private School (Primary) will be harmonious with the surrounding community.

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- **Zoning**

The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of 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) district may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

The minimum development standards for property in the C-V (Civic) District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

***The following development standards are proposed for this C-V (Civic) District:***

- **Site Plan**

The site is located on the southeast corner of Madre Mesa Drive and Michael Way. The main access to the subject site is gained from Michael Way, with two smaller secondary entrances from Madre Mesa Drive. The single 106,500 square-foot two-story building will be roughly located in the middle of the subject site. This building will have its main entrance facing the west property line, with three other smaller entrances located on the north, east and south property lines. The remaining site will be used for parking, parking lot landscaping and buffer landscaping for this Church/House of Worship.

- **Parking**

There are a total of 712 parking spaces proposed at the subject site of which 16 are handicap accessible spaces. Of these 712 parking spaces, approximately 21.4% or 154 spaces are compact. The 16 handicap parking spaces include four van accessible handicap spaces. This amount of parking is more than ample for the proposed Church/House of Worship and its accompanying accessory uses.

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- **Landscaping Plan**

The proposed landscape plan provides adequate landscaping buffers and parking lot landscaping at subject site. A minimum 20-foot wide landscaped buffer surrounds this property, with 126 Mondel Pine Trees and eight Purple Leaf Plum trees providing a landscaped buffer from the adjacent residential properties. Additionally, parking lot landscaping provides an additional 137 Purple Leaf Plum trees and 16 African Sumac trees. The proposed landscape will be harmonious with the surrounding residential properties.

- **Elevations**

The proposed elevations depict a 49-foot high two story, concrete tilt-up building with varying architectural colors and building pop-outs to break up the façade. The color palette for this building includes many colors including silvers, beiges, violets and soft greens. These colors will compliment this building and provide a pleasing façade for the patrons. A substantial amount of windows and doors are provided on each elevation for usefulness as well as ambiance. A religious embellishment (cross) is placed on the front entrance, which rises from the roof to 64 feet in height. This embellishment is modest in nature and will be harmonious with the surrounding community.

- **Floor Plan**

The proposed floor plan depicts a Church/House of Worship building with two floors. The first floor includes a 33,300 square-foot sanctuary space, including 5,400 linear feet of benches or pews and a stage. Surrounding this sanctuary includes a combination of multi-purpose rooms and classrooms. There are total five multi-purpose rooms ranging between the size of 2,840 square feet and 8,450 square feet, totaling 21,330 square feet. There are a total of 14 classrooms ranging between the size of 485 square feet and 605 square feet, totaling 7,030 square feet. The remaining space is divided between two small 250 square-foot storage rooms, lobbies, mechanical rooms and hallways. The first floor has an ingress and egress point on each elevation for patrons and emergencies.

The second floor has an additional balcony to allow additional seating for services and encompasses 11,000 square feet of this floor. Surrounding this balcony seating are four multi-purpose rooms and a large storage room. These multi-purpose rooms range between 3,300 square feet and 6,425 square feet, totaling 17,110 square feet. In addition, a 4,750 square-foot storage room is located on the second floor. This second floor is accessed by six staircases, two of which are located on the east side of the building and the remaining four are located on the west portion of this building. Additionally, there are two elevators on the west portion of this building which provide a handicap accessible route to the second floor.

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## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the surrounding residential development, due to its ample landscaping and unobtrusive design. The additional services offered by this Church/House of Worship will provide an amenity for the surrounding area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The project as proposed is consistent with the meaning and intent of the proposed C-V (Civic) zoning district and with the proposed General Plan designation of PF (Public Facilities). This proposed project satisfies all design standards of the Code.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The subject site is adjacent to Michael Way, an 80-foot wide Secondary Collector and Madre Mesa Drive, a 60-foot local road which are adequate to support the proposed use.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials proposed are appropriate for the area and for the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed concrete tilt-up building is proportional and well designed with architectural detail to not to be obnoxious in appearance. The colors selected for this building, along with the proposed pop-outs and religious embellishments create a design that is aesthetically pleasing and harmonious and compatible with the development in the area.

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**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed building will be subject to inspections for Certificate of Occupancy and will be required to comply with state laws regarding Child Care Center and Private School (Primary) uses and therefore the development will not compromise the public health, safety or welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**            2

**ASSEMBLY DISTRICT**            11

**SENATE DISTRICT**            4

**NOTICES MAILED**            560

**APPROVALS**            25

**PROTESTS**            2