

AGENDA MEMO**PLANNING COMMISSION MEETING DATE: JULY 10, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-28321 - APPLICANT: MARC LEMOINE ARCHITECTURE****- OWNER: CHABAD HEBREW CENTER**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, 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, landscape plan, and building elevations, date stamped 05/27/08, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: The revised landscape plan shall comply with Title 19.10 parking lot landscaping standards.
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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. The addition of a handicapped space to comply with title 19.10 parking requirements.
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.

SDR-28321 - Conditions Page Two
July 10, 2008 - Planning Commission Meeting

8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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. Coordinate with the City Surveyor to determine an acceptable method for creating property boundaries; comply with the recommendations of the City Surveyor. The legal parcel as presented shall exist prior to the issuance of any permits.
14. Remove all substandard public street improvements 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.
15. 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.
16. All temporary improvements installed with this project shall be removed and replaced with permanent improvements meeting current City Standards upon the removal of the temporary use or conversion to a permanent use, whichever may occur first.
17. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Rampart Trail Phase I project and any other improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

SDR-28321 - Conditions Page Three
July 10, 2008 - Planning Commission Meeting

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this facility.

19.
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.

20.
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. We note that this site is within the Angel Park Detention Basin FEMA Flood Zone A.

SDR-28321 - Staff Report Page One
July 10, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed House of Worship (Synagogue), approximately 1,100 feet west of the intersection of Durango Drive and Vegas Drive. The proposed project is for two 2,800 square-foot, one story modular buildings, one of the buildings is designated for a child care use. The applicant states these buildings are to be used temporarily until a permanent facility is complete, however this application does not include the permanent structure or a phasing plan and therefore a new Site Development Plan Review will be required for any future development on this site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/15/02	The City Council approved a General Plan Amendment (GPA-0030-02), to amend a portion of the Southwest Sector of the General Plan on approximately 156 acres adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between the Summerlin Parkway and Vegas Drive. The City Council approved a Rezoning (Z-0017-02) to Rezone the subject site from U (Undeveloped) [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) Zones to C-V (Civic) The Planning Commission and staff recommended approval.
10/16/02	The City Council approved a Site Development Plan Review [Z-0017-02 (1)] on 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5898) on the same parcel as the subject site, directly to the east, for a temporary modular house of worship (Synagogue) on 4.24 acres on the southwest corner of Vegas Drive and Durango Drive. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant permits or licenses on this site to this application.	
<i>Pre-Application Meeting</i>	
05/14/08	Site Development Plan Review application requirements were explained to the applicant.
<i>Neighborhood Meeting</i>	
A meeting is not required for this application nor was one held.	

SDR-28321 - Staff Report Page Two
July 10, 2008 - Planning Commission Meeting

Field Check	
05/12/08	The site was found by staff to be undeveloped with no distinguishing characteristics from the rest of the site. The overall site is currently undeveloped, generally flat with a detention basin flood control facility to the southwest of the subject site. The site presently has a small amount of weeds and natural vegetation on it.

Details of Application Request	
Site Area	
Gross Acres	50.61
Net Acres	2.02

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PROS (Parks, Recreation, Open Space)	C-V (Civic)
North	Multi-Family Housing/Single-Family-Homes	M (Medium Density Residential) and ML (Medium Low Density Residential)	P-C (Planned Community)
South	Undeveloped/Flood Control Facility/Electric-Substation	ML (Medium Low Density Residential) and PF (Public Facilities)	C-V (Civic)
East	Undeveloped/Multi-Family	PROS (Parks, Recreation, Open Space) and ML (Medium Low Density Residential)	R-PD16 (Residential Planned Development 16 - Units Per Acre)
West	City Park/Recreational Facility	PROS (Parks, Recreation, Open Space)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	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

SDR-28321 - Staff Report Page Three
July 10, 2008 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	2.02 acres
Min. Lot Width	330 feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	200 feet 10 feet 20 feet
Min. Distance Between Buildings	20 feet
Max. Lot Coverage	6%
Max. Building Height	13 feet
Trash Enclosure	Not depicted on the site plan. *
Mech. Equipment	Not screened, depicted on the side of proposed structures. *

*A condition requiring all trash containers and mechanical equipment to be properly screened has been added.

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

<i>Landscaping and Open Space Standards</i>	
<i>Standards</i>	<i>Provided</i>
Parking Area	No parking area landscaping provided.
Buffer:	
Min. Trees North	5 Palo Verde
South	4 African Sumac Trees
East	6 Palo Verde Trees
West	7 African Sumac Trees
TOTAL	22
Min. Zone Width	10-feet
Wall Height	N/A

*Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

SDR-28321 - Staff Report Page Four
July 10, 2008 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	1,114 square-feet	1 space per 100 square feet of non-fixed seating area					
SubTotal			44	3	55	2	
TOTAL			47		57		N*

**A condition has been added requiring the parking lot to provide the required number of handicapped accessible spaces, per Title 19.10 requirements for 51 to 75 spaces.*

ANALYSIS

This is a request for a Site Development Plan Review for a proposed House of Worship (Synagogue), approximately 1,100 feet west of the intersection of Durango Drive and Vegas Drive. The proposed project is for two 2,800 square-foot, one story modular buildings, one of the buildings is designated for a child care use. The applicant states these buildings are to be used temporarily until a permanent facility is complete, however this application does not include the permanent structure or a phasing plan and therefore a new Site Development Plan Review will be required for any future development on this site.

SITE PLAN

The overall site is a 2.02 acre rectangular parcel roughly 290 feet in depth from the Vegas Drive frontage and 330 in width, approximately 1,100 feet west of the intersection of Durango Drive and Vegas Drive. There is a 40-foot wide flood control easement which runs along the southeastern quadrant of the site from an adjacent flood control facility to the corner of Vegas Drive and Durango Drive. The subject site is surrounded by undeveloped City of Las Vegas property and borders Vegas Drive to the North. The site is near an existing city park to the west, a regional flood control facility to the southwest and a Nevada Power substation to the south.

SDR-28321 - Staff Report Page Five
July 10, 2008 - Planning Commission Meeting

The sole access to the site is a 32-foot wide driveway allowing ingress and egress onto Vegas Drive. A parking lot is provided with 55 standard parking spaces and two handicapped spaces, which does not meet Title 19.10, therefore a condition has been added requiring an additional van accessible space. One of the handicapped accessible spaces provided must be a van accessible space. The parking area is a roughly 140-foot by 200-foot expanse of asphalt with no interior landscaping provided.

The Site Plan depicts two 2,800 square-foot modular buildings placed parallel to one another 20-feet apart. The buildings are approximately 200-feet south of the Vegas Drive street frontage, 10-feet from the west property line and 20 feet from the southern property boundary. An additional fenced area to the rear of the building has been designated a play area for the planned daycare use.

ELEVATIONS

The elevations depict two 40-foot by 70-foot, 2,800 square-foot modular buildings on the site. The buildings are a modular style and are depicted with a wood T-111 style siding, and tab roofing, with exterior heating air-conditioning and ventilation apparatus on the north and south facings of the building. The buildings are placed parallel and 20-feet apart from one another, with a fenced area between the buildings creating a courtyard.

FLOOR PLAN

There are two modular buildings of identical size, with different floor plans. The modular building positioned most eastward on the site has an 1,114 square-foot worship area, with no fixed seating, a 242 square-foot lobby, a 220 square-foot library, a 200 square-foot office, a 150 square-foot kitchen and 616 square feet containing a separate mens and womens restroom, a janitors closet and storage space.

The second modular building is primarily dedicated to classroom space. There are three 580 square-foot classrooms, each containing a handicapped accessible restroom and a small countertop with a sink. There is a central lobby/entry area and a 120 square-foot kitchen.

LANDSCAPING

The proposed development has landscaping shown along the exterior of the parking area and within the buffers of the property. The exterior buffer landscaping consists of the following materials; 11, 24-inch box African Sumac and 11, 24-inch box Palo Verde trees. 45, 5-gallon Texas Ranger plants, 36, 5-gallon Mexican Bird of Paradise plants and 36, 5-gallon Sage plants.

SDR-28321 - Staff Report Page Six
July 10, 2008 - Planning Commission Meeting

The eastern boundary of the site is landscaped with 6 Palo Verde trees over a 280-foot expanse, roughly one tree per 45 feet, however the trees are placed in an irregular pattern. A total of 95, 5-gallon Texas Ranger, Mexican Bird of Paradise and Sage plants are interspersed along that side of the site. The western side of the site has 7, 24-inch box African Sumac plants, roughly a tree every 40 feet, however the trees are not evenly spaced. There are a total of 36, 5-gallon Texas Ranger, Mexican Bird of Paradise and Sage plants are interspersed along that side of the site.

Although there is no interior parking lot landscaping required in the C-V (Civic) zoning district the proposed parking lot is not compliant with Title 19.10 Parking Lot Landscaping standards. There are no landscaped isles, nor any landscape fingers provided, rather a roughly 140-foot by 200-foot expanse of asphalt with no interior landscaping is proposed.

FINDINGS

The following findings must be made for an SDR:

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

The exterior materials used in construction of the modular facilities and the exposed exterior heating ventilation and air conditioning systems are not of a standard that blends in with the surrounding area. There is also a lack of parking lot landscaping, which is not in keeping with the surrounding area. Therefore, the proposed this facility is not compatible with the surrounding development in the 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;

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

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

Site access to the subject parcel is gained from Vegas Drive, an 80-foot wide Secondary Collector Street as shown on the Master Plan of Streets and Highways. This roadway will provide adequate access to the use located onsite.

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

The modular buildings are not constructed of appropriate materials to blend in harmoniously with the surrounding area, and the parking lot landscaping does not meet Title 19.10 requirements. The proposed modular buildings and lack of adequate landscaping materials are not appropriate for this area of 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 building elevations, design characteristics and site layout are undesirable and do not create an orderly and aesthetically pleasing environment on this subject site. Furthermore, the proposed development is not compatible, nor harmonious with the surrounding residential area and recreational facilities.

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

The proposed development is subject to inspections pertaining to the International Building Code. Any child care components of the site are subject to State of Nevada, Southern Nevada Health District and City of Las Vegas business and licensing department, requirements and inspections. The proposed development does not compromise public health, safety or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 34

SENATE DISTRICT 8

NOTICES MAILED 987

APPROVALS 7

PROTESTS 10