



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27793 - APPLICANT/OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0112-02), Rezoning (Z-0016-98) and Site Development Plan Reviews [(Z-0016-98 (24)] and (SDR-16940).
2. 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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 05/13/08 and building elevations date stamped 04/16/08, except as amended by conditions herein.
4. 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.
5. 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.
6. Handicap spaces must be designed to meet Title 19.10.010(G)(3) design standards.
7. 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).
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicants expense.
13. All landscaping and private improvements 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.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed recreation area addition to an existing Church/House of Worship located at 8525 Thom Boulevard. This recreation area is intended to provide a viable outdoor space for the existing Church/House of Worship for picnics, holiday events, barbecues and unorganized sports. In order to accomplish this goal the applicant has provided adequate landscaping, a pavilion, a walkway and a volleyball court. This request satisfies all applicable development standards found in Title 19; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/28/98	The City Council approved a Rezoning (Z-0016-98) from R-E (Residence Estates) to RPD3 (Residential Planned Development 3 Units Per Acre) on the subject site as part of a larger request. This approval also adopted the Iron Mountain Ranch Residential Planned Development Master Plan. The Planning Commission recommended approval of this request.
10/16/02	The City Council approved a Site Development Plan Review [Z-0016-98(24)] for a 19,228 square-foot Church/House of Worship. The Planning Commission and staff recommended approval of this request. The Planning Commission and staff recommended approval of this request.
10/16/02	The City Council approved a request for a Special Use Permit (U-0112-02) for a Church/House of Worship at 8525 Thom Boulevard. The Planning Commission and staff recommended approval of this request.
10/16/02	The City Council approved a request for a Major Modification (Z-0016-98(23)) to the Iron Mountain Ranch Master Plan to remove 4.40 acres from the overall plan and to expunge the Resolution of Intent to R-PD3. The Planning Commission and staff recommended approval of this request.
02/05/03	The Planning Commission approve a Petition of Vacation (VAC-1329) to vacate a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard. The Planning Commission and staff recommended approval of this request.
11/02/06	The Planning and Development Department administratively approved a Minor Site Development Plan Review (SDR-16940) for a parking lot expansion at an existing Church/House of Worship on 4.66 acres at 8525 Thom Boulevard. Staff recommended approval of this request.
06/12/08	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ed).

<i>Related Building Permits/Business Licenses</i>	
03/02/04	A building permit (#04004572) was issued for a storage shed with electrical at 8525 Thom Boulevard.
03/30/04	A building permit (#04007151) was issued for an eight-foot block wall, this project was completed on 05/04/04 at 8525 Thom Boulevard.
01/13/05	A building permit (#04002987) was issued for a Church Meetinghouse and a Certificate of Occupancy was issued on 01/13/05 at 8525 Thom Boulevard.
06/01/07	A building permit (#07001819) was issued for the parking lot expansion at 8525 Thom Boulevard.
<i>Pre-Application Meeting</i>	
04/08/08	A pre-application meeting was held to discuss the requirements of adding a recreation area to an existing church. Landscaping requirements were discussed at length including the landscape buffers for adjacent residential properties.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
04/03/08	A field check revealed that this recreation area is currently an undeveloped portion of the subject parcel. Currently, a church and a parking lot occupy the remaining portions of this parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.66

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church/House of Worship and Parking Lot	DR (Desert Rural)	R-E (Residence Estates)
North	Single Family Homes	ML (Medium Density Residential)	R-PD7 (Residential Planned Development 7 Units Per Acre)
South	Single Family Homes	DR (Desert Rural)	R-PD2 (Residential Planned Development 2 Units Per Acre)
East	Single Family Homes	ML (Medium Low)	R-PD7 (Residential Planned Development 7 Units Per Acre)

West	Single Family Homes	DR (Desert Rural)	R-PD2 (Residential Planned Development 2 Units Per Acre)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	202,220 SF	Y
Min. Lot Width	100 Feet	330 Feet	Y
Min. Setbacks			
• Front	50 Feet	>50 Feet	Y
• Side	20 Feet	>20 Feet	Y
• Corner	15 Feet	23 Feet	Y
• Rear	35 Feet	61 Feet	Y
Max. Building Height	2 stories or 35 feet which ever is less	11 Feet	Y*
Trash Enclosure	Screened	Screened	Y

* The proposed recreation pavilion is 11 feet in height, whilst the existing church has a height of 31 feet with a steeple embellishment of 89 feet.

Pursuant to Title 19.08.06, the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	33 Feet	66.25 Feet	Y
Trash Enclosure	50 Feet	218.75 Feet	Y

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Recreation Area Buffer: Min. Trees				
North Property Line	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
South Property Line	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
West Property Line	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
TOTAL		29 Trees	29 Trees	Y
Min. Zone Width	8 Feet		8 Feet	Y
Wall Height	8 Feet		8 Feet	Y*

* There is an existing eight-foot high wall adjacent to the residential properties along the northern, and western edges of the property that is in compliance with Title 19.08.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<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>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Church/House of Worship	19,228 sq ft		114	8	235	10	Y
Subtotal			114	8	235	10	Y
TOTAL			122 Spaces		245 Spaces		Y*

* A condition has been added requesting handicap spaces to conform to Title 19.10 design standards.

ANALYSIS

This is a request for a Site Development Plan Review for a proposed recreation addition to an existing Church/House of Worship located at 8525 Thom Boulevard. This recreation area is intended to provide a viable outdoor space for the existing church for picnics, holiday events, barbecues and unorganized sports. In order to accomplish this goal the applicant has provided adequate landscaping, a pavilion, a walkway and a volleyball court. This request satisfies all applicable development and landscaping standards found in Title 19; therefore, staff recommends approval of this request.

- **Parking**

The parking supplied by this project is adequate for the proposed recreation addition as a total of 245 spaces provided. This amount of parking is more than adequate for the amount of patrons visiting this Church/House of Worship and recreation area.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffer widths around the perimeter of the proposed recreation area. This perimeter landscape buffers are depicted as having a 24-inch box tree every 20 linear feet on the north, south and west property lines due to adjacent residential properties. A substantial amount of landscaping is also provided on the east of the recreation area, increasing the amenities provided by this recreation area.

- **Elevations**

The recreation area provides a 1,800 square-foot pavilion on the southeast portion of the recreation area. This pavilion provides shade and seating for 257 persons, which will increase the amenities provided by the landscaped recreation area. The building is constructed out of pine laminate and a wood shingle roof.

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 proposed recreation addition to an existing church adequately screens adjacent residential properties. This park will improve the ambience by providing a landscaped recreation area, instead of the undeveloped lot that currently exists. This proposed development will be compatible with adjacent development.

- 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 proposed development is compatible and consistent in an R-E (Residential Estates) zoning district and a DR (Desert Rural) General Plan designation. This proposal satisfies the minimum standards found in Title 19.

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

The proposed recreation area is not expected to have any negative impacts on adjacent roadways or neighborhood traffic. This use is ancillary to the existing Church/House of Worship and will not have any more impact than the existing use.

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

The landscaping and building materials are appropriate for this area and for the city. The plethora of trees selected are commonly found in the Las Vegas Valley.

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 recreation use is in a residential area and adequate measures have been taken to assure compatibility in the area. These measures include adequate landscaping near adjacent homes and the placement of the pavilion away from residential homes.

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

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 473 by Planning Department

APPROVALS 2

PROTESTS 0