



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE:      OCTOBER 01, 2008**  
**DEPARTMENT:      PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ROC-29817 - REVIEW OF CONDITION - PUBLIC HEARING -**  
**APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH**

---

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

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

1.      Condition Two of Site Development Plan Review [U-0088-95(4)] shall be amended as follows: The 3,600 square foot modular building shall be removed by August 1, 2010.
2.      Conformance to all other Conditions of Approval of Special Use Permit (U-0088-95) and Site Development Plan Review [U-0088-95(4)], if approved.

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

**PROJECT DESCRIPTION**

This is a request for a Review of Condition of an approved Site Development Plan Review [U-0088-95(4)] to allow the modular building located at 6220 West Lone Mountain Road to remain on premises for an additional two years. The most recent condition required the removal of the modular building by August 1, 2004.

This is the third Review of Condition Number Two of the approved Site Development Plan Review [U-0088-95(4)] seeks a two-year extension of time stemming from the last approved Extension of Time (EOT-15441) to an approved Review of Condition (ROC-4692), which required the removal of the temporary modular building by August 1, 2008.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
09/06/95	The City Council approved a Special Use Permit (U-0088-95) for the church on this site. The Board of Zoning Adjustment and staff recommended approval on July 25, 1995.
05/15/96	The City Council approved a Plot Plan and Building Elevation Review [U-0088-95(1)] for Phase I of the church facility proposed for this site. The Board of Zoning Adjustment recommended denial on April 23, 1996. The Planning Development Department recommendation was for approval.
12/08/97	The City Council approved a Site Development Plan Review [U-0088-95(3)] for a 3,600 square-foot modular office and four proposed 1,440 square foot modular classrooms in conjunction with this church. Condition Number Two required the office modular building to be removed in three years or whenever Phase 2 is completed, whichever occurs first, with a status report to staff every six months commencing January 1, 1998. The Planning Commission and staff recommended denial on November 6, 1997.
04/12/99	The City Council approved a Major Amendment [U-0088-95(4)] to an approved Site Development Plan Review [U-0088-95(3)] for an expansion of the church. Condition No. 2 of that approval required that all modular buildings on this site shall be removed upon completion of Phase II. The Planning Commission and staff recommended denial on March 11, 1999.

07/12/02	The City Council approved the first Review of Condition [U-0088-95(5)] for the approved Site Development Plan Review [U-0088-95(4)] to allow the modular building to remain on the site after the completion of Phase II. A condition of approval required the modular building to be removed by August 1, 2004. The Planning and Development Department recommendation was for approval.
12/13/03	The City Council approved a Site Development Plan Review (SDR-3213) for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements on this site. The Planning Commission and staff recommended denial on November 20, 2003.
02/18/04	The City Council approved a General Plan Amendment (GPA-3469) to PF (Public Facility) and a Rezoning (ZON-3471) to C-V (Civic) on this site. The Planning Commission and staff recommended denial on January 22, 2004.
08/04/04	The City Council approved a Review of Condition (ROC-4692) of Condition Number Two of an approved Review of Condition [U-0088-95(5)] of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building by August 1, 2004. Staff recommended approval of the Review of Condition.
09/06/06	The City Council approved an Extension of Time (EOT-15441) of an approved Site Development Plan Review [U-0088-95(3)] that required a modular building to be removed by December 8, 2000 or whenever phase 2 is completed, whichever occurs first at 6200 West Lone Mountain Road
04/02/08	The City Council approved a Required Review (RQR-26971) of an approved Review of Condition (ROC-3216) that required the recordation of a covenant for the possible future installation of half-street improvements on bronco street at 6200 West Lone Mountain Road.
<b><i>Related Building Permits/Business Licenses</i></b>	
04/02/98	Building permit #98-006787 was issued for a 3,600 square foot temporary modular building on plan check L-3480-97. This modular unit received a Certificate of Occupancy on 07/31/98.
07/14/99	Building permit #99-013706 was issued for a 1,420 square foot temporary modular (classrooms) on plan check L-0179-99. This unit received a Temporary Certificate of Occupancy on 09/22/99 that expired on 08/27/00. NOTE: This temporary modular has been removed.
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of application request, nor was one held.	
<b><i>Field Check</i></b>	
08/22/08	A field check was carried out by staff with the following observations: <ul style="list-style-type: none"> <li>The existing modular building is located approximately 200 feet west of the Jones Boulevard street front and is painted to match the aesthetics of the existing Church structures.</li> </ul>

	<ul style="list-style-type: none"><li data-bbox="488 138 1382 210">• The existing modular has been integrated into the site landscaping with surrounding shrubs, trees, and hardscaping.</li></ul>
--	--

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	31.79 acres

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	NA
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District 175 feet	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

**A-O Airport Overlay District**

The existing single-story modular does not encroach within the 175-foot Airport Overlay District and has no affect upon air traffic emanating from the North Las Vegas Airport.

**ANALYSIS**

The modular building in question, a 60-foot x 60-foot unit located at the southeast portion of the property, was originally approved as part of a Major Amendment [U-0088-95(4)] to an approved Site Development Plan Review [U-0088-95(3)]. This amendment was approved with the intent to remove all modular buildings upon completion of the Phase II expansion. The first Review of Condition [U-0088-95(5)] required all modular buildings to be removed by August 1, 2004. A second Review of Condition (ROC-4692) allowed the 3,600 square foot modular building to remain until 08/01/08.

Listed below are the conditions of approval for the previous actions related to this Review of Condition request. Further analysis detailing the actions completed follow this listing.

**Conditions of Approval for Site Development Plan Review [U-0088-95(3)] listed below:**

1. Prior to additional development approvals, a revised site plan, detailing project phasing for the entire site, shall be submitted to the Planning and Development Department.
2. The office modular building shall be removed in three years or whenever Phase 2 is completed, whichever occurs first, with the applicant providing a status report to Staff every six months commencing January 1, 1998.

3. Construct appropriate on-site paving to allow two-way traffic circulation from the public street system to and from this site prior to occupancy of this site as required by the Department of Public Works.
4. An addendum to the previously approved 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage-ways as recommended in the approved drainage plan/study.
5. Site development is to comply with all applicable Conditions of Approval for U-88-95 and all subsequent site-related actions as required by the planning and Development Department and the Department of Public Works.
6. All mechanical equipment, air conditioners and trash areas shall be screened from the view from abutting street (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
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. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

**Conditions of Approval for Site Development Plan Review [U-0088-95(4)] listed below:**

1. All phases of this development shall be subject to review by the Planning Commission at a public hearing.
2. All modular buildings on this site shall be moved upon the completion of Phase II.
3. The berm shall be sifted to remove trash, debris and large rocks and shall be finished by October 12, 1999.
4. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
5. An addendum to the previously approved 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, whichever may occur first, as required by the Department of Public Works.
6. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

**Conditions of Approval for Review of Condition [U-0088-95(5)] listed below:**

1. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. The subject modular building shall be moved by August 1, 2004.
3. Additional landscaping shall be provided on the north and east sides of the building as depicted on the landscape plan.

**Conditions of Approval for Review of Condition (ROC-4692) listed below:**

1. The modular building shall be moved by August 1, 2006 unless an Extension of Time is approved by the City Council.
2. Conformance to all applicable conditions of approval for Special Use Permit U-0088-95.

**Conditions of Approval for Extension of Time (EOT-15441) listed below:**

1. The modular building shall be moved by August 1, 2008 unless an Extension of Time is approved by the City Council.
2. Conformance to all applicable conditions of approval for Site Development Plan Review [U-0088-95(3)] and all other related cases.

The applicant had originally been conditioned to remove all modular buildings, which consisted at the time of four trailer-style modulares and one 3,600 square foot modular unit. Since the approval of the Review if Condition [U-0088-95(5)], the applicant has since removed all but the 3600 square foot modular and is requesting to keep this unit until future development is completed. This remaining modular has elevation treatments to blend in with the existing permanent buildings, a screened foundation, and landscaping installed.

The condition for approval as originally written required the removal of all modulares upon completion of Phase II. Phase II consists of the two ancillary buildings attached to the southeast side of the main auditorium located at 6200 West Lone Mountain. The applicant has recently been able to acquire the remaining residential property and is in the process of completing the entire campus, allowing for the future development to proceed as planned. If approved, amendment of Condition Two of the approved Site Development Plan Review [U-0088-95(4)] will allow the remaining 3,600 square foot modular to remain on site for an additional two years. Staff supports this recommendation as the remaining modular building is used to support the existing church activities on site during the completion of construction, and as such, remains an appropriate use.

**FINDINGS**

Staff finds that approval of this Review of Condition will not adversely affect the neighboring properties as the existing modular has been architecturally treated to match the existing church and has landscaping installed to integrate the modular to the site. The applicant has recently made progress in securing the last residential property and completing the Required Review (RQR-26971) that removes the previous hindrances to completing the construction of the church campus by vacating North Bronco Street (V-14-96 and VAC-3323).

The continued use of this 3,600 square-foot modular building for two more years will not change the existing use of the site, affect site circulation and traffic in the area, or affect the existing building and landscape materials. Therefore, staff recommends approval of this request subject to the removal of the modular building by August 1, 2010.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**ASSEMBLY DISTRICT**      N/A

**SENATE DISTRICT**      N/A

**NOTICES MAILED**      385

**APPROVALS**      0

**PROTESTS**      0