



*City of Las Vegas*

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**MOD-3067 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER:**  
**INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Request for a Major Modification to the Lone Mountain West Plan to Amend Form and Use Designation FROM: L (LOW DENSITY RESIDENTIAL) ZONE [PARK/SCHOOL/RECREATION/OPEN SPACE] TO: PF (PUBLIC FACILITIES) on 2 lots located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and 215 Beltway (APNs 137-12-401-011 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] and 1 (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Brown)

**C.C.: 12/17/2008**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="12"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="3"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="0"/>

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda Copy of Shared Parking Agreement for Items 29-34 and Protest/Support Postcards for Items 29 and 30
8. Submitted after Meeting Protest Postcards for Items 29 and 30

Motion made by RICHARD TRUESDELL to Hold in abeyance Items 29-34 to 1/22/2009

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 29-34.

PETER LOWENSTEIN, Planning and Development Department, stated the proposed Major Modification application is compatible with the surrounding land uses and recommended approval. He also recommended approval of the Vacation request as the patent easements were not needed in their current configuration. He recommended denial of the Site Development Plan Review (SDR) and its associated waiver requests which indicate the applicant is attempting to overbuild the site. He noted an amendment to Condition 1 on the SDR which he read for the record. He noted that additional protests and supports had been received.

MARK JONES, 3619 North Rancho Road, and PASTOR PAUL GOULET appeared on behalf of the applicant. Using renderings displayed on the overhead, MR. JONES described the project, noting the first floor would be built into the mountain. He stated the project is compatible with the surrounding area and the view of the mountain would be preserved.

MR. JONES explained that the church had worked with the City and the Bureau of Land Management (BLM) to construct a park adjacent to the site. The parking for the park would be shared with the church. He stressed that his project has been in the planning process several years before the Hillside Ordinance was enacted. He stated that the church was making every effort to comply with the Hillside Ordinance.

JEFF BURBANK, 10409 Springdale Avenue, appeared in opposition. He expressed concern with the applicants plan to cut into the mountain and stated the proposal was excessive.

TODD FARLOW, 240 North 19th Street, concurred with the previous speaker and requested clarification of the project.

PASTOR PAUL GOULET stated that the church wanted to build a beautiful building which made a statement, noting that great churches were known for their towers. He explained that the tower and its height were very important and briefly described the church's work in the community.

COMMISSIONER TRUESDELL pointed out a discrepancy in the plans that suggested the building would be 184 feet tall. MR. JONES stated the tower would be 85 feet high and, using the overhead, displayed scale drawings depicting the towers height. DEPUTY CITY ATTORNEY JIM LEWIS suggested adding a condition limiting the height of the tower. MARGO WHEELER, Director of the Planning and Development Department, clarified that the application had been publicly noticed as an 85-foot high building and the Commissioners could only approve a building for that height.

RON PORTERO, 7958 Lookout Rock Circle, appeared on behalf of the applicant. Addressing the parking issue, he stated he had been working with City staff to develop the adjacent park site and its parking area. He explained that the church would be allowed to use the parks parking

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for overflow and the church planned on leasing the parking from the City in the future. He informed the Commissioners that those agreements had been signed by the City and the church earlier this year.

COMMISSIONER TRUESDELL wondered why the applicant had not informed the Planning Commissioner of the shared parking agreement before presenting the site plan and MR. PORTERO explained that this was the project's first hearing before the Commissioners, even though it was started several years ago. MR. JONES concurred with MR. PORTERO, clarifying that presentation was the first formal submittal of the site design because all the groundwork had taken five years to complete.

COMMISSIONER EVANS observed that the applicant has a parking agreement that is in the final stages that will provide sufficient parking and MR. PORTERO agreed. COMMISSIONER EVANS suggested that the applicant is requesting a slight deviation from the Hillside Ordinance regarding site disturbance. He complimented the architecture and design and stated the applicant's proposal was the proper way to develop this site.

CHAIR GOYNES expressed concern that this project would set precedent for exceptions to the Hillside Ordinance and the buildings proposed height. MR. PORTERO pointed out this project had been in process for a long time and noted that churches have a different architectural history compared to commercial properties.

COMMISSIONER TROWER observed that the neighbors were concerned with the project and suggested the applicant come up with a better job of informing and involving the neighbors. He pointed out the concerns surrounding the project and proposed holding the item to address those issues.

MR. JONES replied that the church had held a neighborhood meeting which was noticed through the City. He pointed out over 600 notices were sent and only five people attended. He attempted to clarify the ownership of the parcels surrounding the site and how those parcels related to the project. He stressed that the tower was only 15 percent of the project.

COMMISSIONER TRUESDELL stated he could not support the project because the applicant was requesting major exceptions to the Code. He expressed concern with the buildings height, the traffic that would be generated by the church and the projects visual and physical impact on the area. He supported holding the item so more neighbors could be involved and requested that renderings reflecting true heights and elevations be submitted.

COMMISSIONER STEINMAN stated he serves on the Board of Sun City Summerlin, but did not believe this site impacted that area. He suggested this project is a proper use for this area, but expressed concern for the safety of church members crossing a major street when they used the overflow parking. He supported holding the item and recommended extending the notification area further into the Lone Mountain area.

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COMMISSIONER EVANS suggested that holding the item might not change COMMISSIONER TRUESDELLS opinion and would only delay the project. MR. JONES concurred and requested that the item not be held. He pointed out that the notification area exceeded the notification requirements and stated the applicant had performed its due diligence.

After the motion, MS. WHEELER clarified the boundaries of the notice area and confirmed that the applicant would be required to go through the City's notification process and would be responsible for the notification costs.

CHAIR GOYNES declared the Public Hearing closed for Items 29-34.

