

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-30617 - APPLICANT/OWNER: INTERNATIONAL
CHURCH OF LAS VEGAS, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification of the Lone Mountain West Land Use Plan from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) Land Use Designation on 5.07 acres located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a request for Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) for one of the two affected parcels, and a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the subject site.

The proposed amendment to PF (Public Facilities) is compatible with the surrounding P (Park/School/Recreation/Open Space) and L (Low Density Residential) Lone Mountain West land use designations, and the PD (Planned Development) zoning, and the proposed use of a Church/House of Worship is consistent with the proposed PF (Public Facilities) designation; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.

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02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*
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**If this Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities) is approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site,	
<i>Pre-Application Meeting</i>	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.
<i>Neighborhood Meeting</i>	
11/13/08	A neighborhood meeting will be held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada.

<i>Field Check</i>	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.07 Acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation] and U (Undeveloped) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] [Proposed: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
	Vacant (SDR-21198 approved for a Financial Institution, General with Drive Thru, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
	Vacant (SDR-15956 approved for a Service Station and Auto Repair Garage, Minor, under construction)		
South	Undeveloped (Village 26 Reverence)	SUM (Summerlin)	PC (Planned Community)
East	Undeveloped, Vacant	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]

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West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	X		N*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**The applicant has requested Waivers of the Lone Mountain West wall and landscape standards as part of companion Site Development Plan Review (SDR-30614).*

*** The applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*

****A condition has been added to the Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

ANALYSIS

- Land Use and Zoning**

The subject site has a General Plan designation of PCD (Planned Community Development), which allows for a mix of residential uses that maintains an average overall density of 2-8 dwelling units/gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities, and office projects may be used as buffers (depending on compatibility issues) within the PCD. It is zoned PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development)], but the applicant has requested a Rezoning (ZON-31062) to PD (Planned Development) for the entire site, which is consistent with the existing General Plan designation. The intent of the PD (Planned Development) district is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment, or to provide a single-purpose or multi-use planned development.

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The subject site is within the Lone Mountain West Master Plan area and subject to the Lone Mountain West Master Development Plan adopted by City Council on February 5, 1997. The existing Lone Mountain West land use designations for the subject site are L (Low Density Residential) and P (Park/School/Recreation/Open Space). The applicant is requesting to amend these to PF (Public Facilities), which is intended to include uses such as schools, churches and other quasi-public facilities. The applicant has submitted a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the location, which is compatible with the proposed land use designation. Staff recommends approval of this Major Modification request.

FINDINGS

In order to approve a Major Modification application, pursuant to the Lone Mountain West Master Development Plan, Section 1.5.2, and Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Lone Mountain West land use designation of PF (Public Facilities) is consistent with the PCD (Planned Community Development) General Plan designation.

2. The uses which would be allowed on the subject property by approving the Major Modification will be compatible with the surrounding land uses and zoning districts.

The uses allowed by the PF (Public Facilities) Lone Mountain West land use designation, including public and quasi-public facilities, are compatible with the uses allowed by the surrounding P (Park/School/Recreation/Open Space) and L (Low Density Residential) Lone Mountain West land use designations, as well as the SUM (Summerlin) designation to the south.

3. Growth and development factors in the community indicate the need for or appropriateness of the Major Modification.

The subject site is located adjacent to the La Madre Equestrian Trailhead, which is under construction. The Church/House of Worship, as proposed, will share some parking facilities for the equestrian trailhead with the City of Las Vegas, thereby giving the appearance of a larger planned development at a very prominent entryway to the Lone Mountain, Lone Mountain West and Summerlin Master Plan areas. It will also act as a transitional buffer between the CC 215 right-of-way and these plan areas.

- 4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The site will be accessed by two driveways; a driveway that will serve the subject site, the La Madre Trailhead park and the adjacent property to the west, with access from Cliff Shadows Parkway, which is classified as an 80-foot Secondary Collector, and a second driveway with access from the future Desert Hope Drive, which is anticipated to be a Secondary Collector in the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 1

PROTESTS 0