



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-31062 - APPLICANT/OWNER: INTERNATIONAL
CHURCH OF LAS VEGAS, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 0.08 acres located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a request for a Major Modification (MOD-30617) of the Lone Mountain West Land Use Plan from L (Low Density Residential) and P (Park/School/Recreation/Open Space) designations to the PF (Public Facilities) land use designation, and a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the subject site.

The subject site is located within the Lone Mountain West Master Plan area, for which the PD (Planned Development) zoning district is appropriate. The PD (Planned Development) district is consistent with the existing PCD (Planned Community Development) General Plan designation, the proposed PF (Public Facilities) Lone Mountain West land use designation, and would allow the proposed use of a Church/House of Worship. Therefore, staff recommends approval of the Rezoning.

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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**The applicant has requested a 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). If 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>	
02/08/08	Building permits were issued for onsite improvements, hardscapes and site lighting (#107381) and a ramada building (#107383) at the La Madre Equestrian Trailhead located at 3355 Cliff Shadows Parkway.
<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	0.08 Acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	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- 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]
East	Vacant (SDR- 15956 approved for a Service Station and Auto Repair Garage, Minor, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
South	Undeveloped, Vacant	PCD (Planned Community Development)	(Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	(Civic) [P (Parks, Schools, Recreation, Open Space) 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 a 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

The subject site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan designation] and is located within the Lone Mountain West Master Plan area. The applicant is proposing to Rezone the property to PD (Planned Development), which is intended 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. The PD (Planned Development) zone district is appropriate for the Lone Mountain West Master Plan area, and is consistent with the PCD (planned Community Development) General Plan designation; therefore, staff recommends approval of this Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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1. The proposal conforms to the General Plan.

The proposed PD (Planned Development) zone district conforms to the PCD (Planned Community Development) designation of the General Plan.

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

The uses allowed on the subject property by the proposed PD (Planned Development) zoning will be compatible with the surrounding PD (Planned Development), C-V (Civic), U (Undeveloped) [PCD (Planned Community Development) General Plan designation] and P-C (Planned Community) zoning districts.

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

The PD (Planned Development) zoning district is the appropriate zoning district for parcels located within the Lone Mountain West Master Plan area, and is required for all parcels prior to development.

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

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 1

PROTESTS 0