

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-30614 - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-30622) and Variance (VAR-31394) shall be required, if approved.
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, landscape plan, and building elevations, date stamped 10/06/08, except as amended by conditions herein.
4. A Waiver from the Lone Mountain wall and Landscape standards is hereby approved, to allow retaining walls up to 16 feet in height without intermediate terracing, and to allow a zero-foot landscape planting strip where seven feet is required.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: on the south side of Cliff Shadows Parkway, west of the intersection with the future Desert Hope Drive, a Multi-Use Transportation Trail is required and shall meet all minimum standards of the City of Las Vegas Master Plan, Transportation Trails Element.
6. 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.

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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. Any trash enclosure shall be roofed and screened to comply with the standards of LVMC Title 19.08.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate, provide dedication or obtain appropriate easement rights for the roadway at the northwest corner of this site, including the circular turn-around and roadway providing access to Assessors Parcel # 13712401010 prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide all documentation and support materials necessary to amend the existing Bureau of Land Management RightofWay Grant N-66120 to the RightofWay Section of the Department of Public Works.
15. A Petition of Vacation for the existing Cheyenne Avenue right-of-way adjacent to the southwest corner of this site shall be submitted to the City and shall be approved by the City Council prior to the submittal of any construction drawings for this site. The Order of Vacation shall record issuance of any permits for this site. If such Petition of Vacation is not approved by City Council, this site shall be redesigned to accommodate dedication of appropriate rightofway to extend or terminate Cheyenne Avenue.

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16. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the LaMadre Equestrian Trailhead project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. If not already in place at the time of development of this site, construct all incomplete half-street improvements, including appropriate over paving to allow for two way vehicular traffic adjacent to this site, on Cliff Shadows Parkway, Desert Hope Drive, and the unnamed street with the roundabout along the northwest edge of this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rightsofway, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Submit an Encroachment Agreement for the rockery wall located along Desert Hope Drive adjacent to this site prior to the issuance of permits for this site.
19. If not already in place, extend public sewer in Desert Hope Drive to the southern, edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. 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.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development

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activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain wall and landscape standards to be located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; and a Variance (VAR-31394) to allow 175 parking spaces where 375 are required.

The requests for multiple Variances and Waivers, as noted above, indicate that the site will be overbuilt; therefore, staff recommends denial of this Site Development Plan Review.

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.

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06/16/04	The City Council approved a request for a Major Modification (MOD-4178) to the Lone Mountain West Master Plan to add 24.92 acres into the plan and to change the future land use designation from PF (Public Facility) to P (Park/School/Recreation/Open Space), and a request for Rezoning (ZON-4179) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on property adjacent to the northeast corner of the alignments of Cheyenne Avenue and Puli Drive. Planning Commission and staff recommended approval.
07/28/05	The Planning Commission approved, with final action, a request for a Site Development Plan Review (SDR-7404) for a proposed Equestrian Trailhead on 19.97 acres adjacent to the southwest corner of Cliff Shadows Parkway and Buckskin Avenue. Staff recommended approval.
3/01/06	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.
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.*

**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.*

Related Building Permits/Business Licenses	
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.
Pre-Application Meeting	
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.
Neighborhood Meeting	
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.

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Field Check	
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.

Details of Application Request	
Site Area	
Gross Acres	9.12 Acres (subject site, including BLM land)
Net Acres	5.07 Acres (applicant owned)

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], U (Undeveloped) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] and C-V (Civic) [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] and C-V (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]

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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	CC 215 ROW	ROW	ROW
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

<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 this Site Development Plan Review.*

*** 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.*

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****A condition has been added 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.*

DEVELOPMENT STANDARDS

All development within the Lone Mountain West Master Plan area is subject to the Lone Mountain West Master Plan. The Lone Mountain West Master Plan does not establish design standards for buildings located within a PF (Public Facilities) Lone Mountain West Land Use designation zone. As no design standards exist for the PF (Public Facilities) Lone Mountain West Land Use designation, the development standards for this development shall use the following criteria: The development standards shall be established by the PF (Public Facilities) Lone Mountain West Land Use designation and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The site also falls within the Hillside Development Area, and will be subject to the regulations contained in Title 19.06.170 Hillside Development Standards and Guidelines. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

<i>Standard</i>	<i>Provided</i>
Min. Setbacks	
• Front	144 Feet
• Side	40 Feet
• Corner (east)	60 Feet
• Rear	175 Feet
Max. Lot Coverage	15.3%
Max. Building Height	85 Feet*
Trash Enclosure	Not Indicated**
Mech. Equipment	Screened

**The applicant has requested a Variance (VAR-30620) to allow a building height of 85 feet where two stories or 35 feet is the maximum permitted by Title 19.06.170 Hillside Development Standards and Guidelines. This represents a 143% deviation from the maximum allowed.*

***A condition has been added to require that any trash enclosure provided shall be roofed and screened to comply with the requirements of Title 19.08.*

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Landscaping and Open Space Standards	
Standards	Provided
Parking Area	68 Trees*
Buffer: Min. Trees	34 Trees**
TOTAL	102 trees
Min. Zone Width	25 Feet
Wall Height	No perimeter screen walls are proposed

*The parking area trees provided are in excess of one tree per five parking spaces.

**The perimeter tree spacing is equivalent to approximately one tree per 25 feet.

Pursuant to Title 19.06.170 Hillside Development Standards and Guidelines, the following site disturbance standards apply:

Slope	Site Area	Maximum Disturbance Allowed		Proposed Disturbance	Compliance
0% to 15%	2.70 Acres	100%	2.70 Acres		
15% to 25%	0.43 Acres	50%	0.21 Acres		
25% and Greater	1.86 Acres	35%	0.65 Acres		
Total Parcel Area	4.99 Acres		3.56 Acres	3.78 Acres	N*

*The applicant has requested a Variance (VAR-30620) to allow 3.78 acres of site disturbance where 3.56 acres is the maximum allowed. This represents a 6.2% deviation from the maximum allowed.

Pursuant to Title 19.10, the following parking standards are proposed:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church or House of Worship	1500-seat gathering room	1 space per 4 seats in the gathering room	367 Spaces	8 Spaces	387 Spaces	8 Spaces	N*
TOTAL			375 Spaces		395 Spaces**		

*The applicant has requested a Variance (VAR-31394) to allow 175 on-site parking spaces where 375 are required. This represents a 53% deviation.

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***The applicant is proposing to construct shared-parking facilities, including landscaping, on the adjacent parcel to the east (APN 137-12-401-040) and a portion of the adjacent parcel to the north (APN 137-12-401-001); both parcels are owned by the Bureau of Land Management, and leased to the City of Las Vegas. Of the 395 proposed parking spaces, 175 spaces, including all eight handicap accessible spaces, are located on property currently owned by the applicant. The applicant entered into a Disposition and Development Agreement with the City of Las Vegas on 01/09/08, and is in the approval process for a shared parking agreement with the city for the aforementioned parcels.*

Waivers Lone Mountain West Master Plan		
Request	Requirement	Staff Recommendation
Retaining walls up to 16 feet in height without terracing	Maximum three-foot six-inch high retaining walls with five-foot wide terraces between	Denial
Zero-foot landscape planting strip along the side and rear property line	Seven-foot landscape planting strip	Denial

ANALYSIS

- **Land Use and Zoning**

The subject site is located within the Centennial Hills Sector Plan area and the Lone Mountain West Master Plan area. The 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 two to eight dwelling units/gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities, and office projects may be used as buffers (depending no compatibility issues) within the PCD.

The subject site is zoned PD (Planned Development and U (Undeveloped) [PCD (Planned Community Development) General Plan designation]. The applicant has submitted a request for Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] 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 consistent with the Lone Mountain West Master Plan and the PCD (Planned Community Development) General Plan designation.

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Also included in this proposed Site Development Plan Review are portions of the parcels to the north and east (APNs 137-12-401-001 and 040) that are owned by the Bureau of Land Management and leased to the City of Las Vegas for development as the La Madre Trailhead park complex. The applicant has entered into a Disposition and Development Agreement and is in the process of entering into a shared parking agreement with the city to develop and landscape additional parking facilities and public right-of-way (Desert Hope Drive) on these parcels. These parcels have a General Plan designation of PCD (Planned Community Development), are zoned C-V (Civic), and are also located within the Lone Mountain West Master Plan, with a Lone Mountain West land use designation of P (Park/School/Recreation/Open Space).

- **Hillside Development Standards and Guidelines**

This is the first project to be considered under Title 19.06.170 Hillside Development Standards and Guidelines, adopted by City Council on August 15, 2007. As required, a preliminary review of the project was completed prior to submittal of entitlement applications to identify existing geographic, topographic and environmental features of the site, determine the impact of the proposed project on these features, and to determine compliance with the standards and guidelines in general. Grading plans and sections, a slope analysis, a ridgeline/elevation study and a drainage study were all submitted by the applicant and reviewed by city staff in the following departments: Planning and Development, the Development Coordination, Flood Control, Land Development Services and Transportation Planning sections of Public Works, and Fire and Rescue. It was determined that the proposed project met the minimum requirements for the preliminary review, but that two Variances (VAR-30620) to the standards would be required: the applicant is proposing a building height of 85 feet where two stories or 35 feet is the maximum allowed, and a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed.

The Hillside Development Standards and Guidelines were adopted because it was determined that hillside areas within the City of Las Vegas would require special consideration and a development style that would protect and conserve the natural and visual resources, prime wildlife habitat and the unique vegetation species within these areas, and to encourage innovative planning, design and construction techniques to minimize grading and site disturbance in order to maximize compatibility with the natural terrain. Therefore, staff is recommending denial of these Variances as the applicant has created a self-imposed hardship, and alternative site design could have been used to meet the minimum requirements of the Hillside Development Standards and Guidelines.

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- **Site Plan**

The submitted site plan indicates the construction of a Church/House of Worship on two parcels owned by the applicant, as well as development of shared parking facilities and public right-of-way (Desert Hope Drive) on portions of two additional parcels owned by the Bureau of Land Management, and leased to the City of Las Vegas for development as the La Madre Trailhead Park. The church consists of a five-story tower that is centrally located on the southwest parcel, which is owned by the applicant, with a two-story wing to the south, and a three-story wing to the northwest. The tower and southern wing, along with all site improvements, make up phase one of the project, with the northwest wing as phase two. There are 175 parking spaces, including eight handicap accessible spaces, provided to the north and east of the church building on the same parcel, with an additional 120 parking spaces extending onto the adjacent parcel to the north. The adjacent parcel to the east is proposed as public right-of-way (the future Desert Hope Drive, running south from Cliff Shadows Parkway), a picnic area and playground, and an additional 100 parking spaces, with landscape buffers along the southern side of Cliff Shadows Parkway and both sides of Desert Hope Drive that are a minimum of 20 feet in width.

To the rear of the church, along the southwest side, is a service road and amphitheater. The southwest quarter of the site is to be left as undisturbed hillside area, with a retaining wall of up to 16 feet in height that is to be shielded from the public right-of-way by the church building, as required by Title 19.06.170 Hillside Development Standards and Guidelines. Along Cliff Shadows Parkway and Desert Hope Drive, there are retaining walls up to six feet in height at the rear of the landscape buffer areas. The applicant is requesting a Waiver of the Lone Mountain West standards that require a five-foot landscaped terrace between retaining walls no higher than three feet, six inches.

- **Landscape Plan**

The landscape plan indicates the use of a variety of plant materials on the site; however, some of the plant materials listed are not included in the approved plant palettes, Appendix B, of the Lone Mountain West Master Plan. Note 2 of Appendix B states that All other plants not listed on the Lone Mountain West Plant Palette, but which are not expressly prohibited above, may be allowed subject to approval by the City of Las Vegas. None of the plant types listed on the landscape plan are prohibited by the Lone Mountain West Master Plan, and, therefore, may be approved as part of this Site Development Plan Review.

The plan indicates that 24-inch box sized Palo Verde trees will be planted along all street frontages, with approximately 25 feet between each tree. A variety of 5-gallon and 1-gallon shrubs will be planted in these areas as well. Within and surrounding the parking lot areas, the applicant is proposing to plant several different types of trees, including Palo Verde, Chilean Mesquite and Shoestring Acacia, of a minimum 24-inch box size.

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Date Palms and Mediterranean Fan Palms will be planted to accent entryways. Within the parking lots, the applicant is proposing to install eight five-foot wide landscape diamonds, instead of the 16 five-foot wide, 18-foot long islands that are normally required by Title 19.10.

A Multi-Use Transportation Trail is required along the north edge of the site on Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive. A condition has been added to require that, within the required trail corridor, the landscape plan shall be revised to meet or exceed the minimum requirements of the City of Las Vegas Master Plan, Transportation Trails Element.

The applicant has requested a Waiver of the Lone Mountain West landscape standards along a portion of the west property line, and along a portion of the south property line, to allow a two-foot and zero-foot landscape planting strip where seven feet is required. Staff recommends denial of the Waiver request as alternate site design could have resulted in a planting strip that would meet the minimum seven feet required.

- **Elevations**

The exterior elevations indicate a structure with alternating horizontal bands of stucco and glass, with stone veneer accents, also in alternating horizontal bands of color. The stucco portion of the building provides a base in alternating colored bands of Adobe and Hope Chest. Rising out of the stucco base is an 85-foot high glass tower in alternating colored bands of Warm Ivory and Flame, with stone veneer accents at the main entry in alternating colored bands of Field Autumn and Southwest Blend. Although this tower exceeds the allowed height of two stories or 35 feet, it remains below the primary ridgeline, as viewed from the public right-of-way and required by Title 19.06.170 Hillside Development Standards and Guidelines, and only comprises approximately 15% of the total width of the proposed structure. The horizontal bands of colored materials reduce the perceived height of the tower, and, combined with the stone accents, help to fit the building into the surrounding terrain.

- **Floor Plan**

The floor plans depict a single 89,550 square-foot building, to be constructed in two phases. The first phase will encompass 40,830 square feet, and consist of a two-story wing with an office, classrooms and a nursery/pre-school on the first floor and a kitchen, storage and multi-purpose room on the second floor. Mechanical equipment is indicated on the roof of the two-story portion, with walls to provide visual screening. Also included in the first phase is a five-story tower, which provides an elevator and stairs for vertical circulation, multiple lobby areas, restrooms, a Wellness Center with associated offices, and church offices. Phase two will encompass 48,720 square feet and consist of a three-story wing with meeting rooms and additional nursery rooms on the first floor, a 1,500-seat church on the second floor, and additional gathering space on the third floor. There is no time frame indicated for the construction of the different phases.

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FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development in that the proposed Church/House of Worship will share parking facilities with the La Madre Trailhead Park, thereby giving the appearance of a larger planned development at that location.

- 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 consistent with the General Plan, but is not consistent with Title 19 and the Lone Mountain Master Plan in that the applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; and a Variance (VAR-31394) to allow 175 parking spaces where 375 are required. In addition, the applicant has requested Waivers of the Lone Mountain wall and landscape requirements. These requests indicate that the site will be overbuilt.

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

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.

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

The proposed building materials are appropriate for similar developments within the city. While not all of the landscape materials noted in the proposed landscape plan are listed in the Lone Mountain West approved plant palettes, they are not specifically prohibited, and may be approved as part of this Site Development Plan Review, per Appendix B of the Lone Mountain West Master Plan. The sizes and quantities of the listed materials are appropriate for the area and meet the landscape architectural concept of the Lone Mountain West Master Plan.

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- 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 building elevations and design are not unsightly or obnoxious, and will help to provide a transitional buffer from the CC215 right-of-way at a very prominent entryway to the Lone Mountain, Lone Mountain West and Summerlin Master Plan areas.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 1

PROTESTS 7