

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32218 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/26/08, except as amended by conditions herein.
3. 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: All required trees in perimeter landscape buffer areas, as well as required parking lot trees, shall be a minimum 24-inch box size. For every required tree, four, five-gallon shrubs are required.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
13. 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.
14. 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.
15. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 4,686 square-foot addition to an existing Church/House of Worship on 2.28 acres at 1941 H Street. There is an associated request for Rezoning (ZON-32214) from R-4 (High Density Residential) to C-V (Civic), which will be consistent with the existing PF (Public Facilities) General Plan designation. The proposed addition and site improvements will bring the site into compliance with Title 19 requirements, and staff is recommending approval of the request.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 10/19/60 | The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of H Street between Wyatt and the north city limits. |
| 06/26/63 | The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of H Street between Doolittle Avenue and College Avenue. |
| 01/04/61 | The Board of Commissioners of the City of Las Vegas approved a request for a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue. |
| <i>Related Building Permits/Business Licenses</i> | |
| c. 1975 | Church/House of Worship constructed at 1941 H Street. |
| 04/03/07 | A building permit (#85342) was issued for a block wall at 1941 H Street. The permit was finalized on 06/09/07. |
| <i>Pre-Application Meeting</i> | |
| 11/12/08 | A pre-application meeting was held to discuss the development and submittal requirements for a Site Development Plan Review and Rezoning for an existing church site. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting was neither required nor held. | |

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| Field Check | |
|--------------------|--|
| 12/24/08 | A field check was conducted by staff. The site contains a well-maintained Church/House of Worship. |

| Details of Application Request | |
|---------------------------------------|------------|
| Site Area | |
| Gross Acres | 2.28 Acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------|--------------------------------|---|
| Subject Property | Church/House of Worship | PF (Public Facilities) | R-4 (High Density Residential) Proposed: C-V (Civic) |
| North | Apartments | C (Commercial) | R-4 (High Density Residential) |
| South | Apartments | M (Medium Density Residential) | R-4 (High Density Residential) |
| East | Single-Family Residences | L (Low Density Residential) | R-1 (Single Family Residential) |
| West | City Park and Library | PF (Public Facilities) | C-V (Civic) |

| Special Districts/Zones | Yes | No | Compliance |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| West Las Vegas Plan | X | | Y |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | | |
| A-O (Airport Overlay) District (140 Feet) | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) zoning district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development shall require the approval of a Site Development Plan Review.

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| <i>Standard</i> | <i>Provided</i> |
|---|---------------------------------------|
| Min. Lot Size | 94,800 SF |
| Min. Lot Width | 330 Feet |
| Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear | 100 Feet 20 Feet N/A 20 Feet |
| Min. Distance Between Buildings | 32 Feet |
| Max. Lot Coverage | 16% |
| Max. Building Height | 16 Feet* |
| Trash Enclosure | Not Indicated** |
| Mech. Equipment | Not Indicated*** |

**The maximum building height is for the proposed building only. No information has been given for the existing church building at the site.*

***A condition has been added to require that any trash enclosure provided on the site meet all requirements of Title 19.08.*

****A condition has been added to require that mechanical equipment be screened to meet all requirements of Title 19.08.*

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 48 Feet | 292 Feet | Y |
| Adjacent development matching setback | 20 Feet | 100 Feet | Y |
| Trash Enclosure | 50 Feet | 290 Feet | Y |

| <i>Landscaping and Open Space Standards</i> | |
|---|--|
| <i>Standards</i> | <i>Provided</i> |
| Parking Area | 15 Trees |
| Buffer: Min. Trees | North, East: 1 Tree/20 Feet (25 Trees) South: 1 Tree/20 Feet (10 Trees)* West: 1 Tree/30 Feet (10 Trees) |
| TOTAL | 45 Trees |
| Min. Zone Width: <ul style="list-style-type: none"> • North • South • East • West | 5 Feet 3 Feet 10 Feet 15 Feet |
| Wall Height | 6 Feet (existing) |

**There is an 85-foot portion of the south perimeter where the landscape buffer is approximately three feet in width. Within this area, no trees are indicated.*

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Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | |
|----------------------------|--|---|----------------|--------------|-----------------|--------------|
| <i>Use</i> | <i>Gross Floor Area or Number of Units</i> | <i>Required</i> | | | <i>Provided</i> | |
| | | <i>Parking Ratio</i> | <i>Parking</i> | | <i>Parking</i> | |
| | | | Regular | Handi-capped | Regular | Handi-capped |
| Church/House of Worship | 430 Seats | One space per each four fixed seats, or one space per each 100 SF of non-fixed seating area in the gathering room | 103 | 5 | 115 | 5 |
| TOTAL | | | 108 Spaces | | 120 Spaces | |

ANALYSIS

This is a request for a Site Development Plan Review for an addition to an existing Church/House of Worship on 2.28 acres located at 1941 H Street. The existing site is partially developed, with the existing church and associated parking. The addition will be a modular building used for office and conference space, and will be located at the northwest corner of the lot in what is currently an undeveloped portion of the site.

- **Zoning**

The subject site has a current General Plan designation of PF (Public Facilities), which is appropriate for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

The site is currently zoned R-4 (High Density Residential), but there is an associated proposal to Rezone the site from R-4 (High Density Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) district may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

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- **Site Plan**

The site plan depicts a fully developed site consisting of the existing church, the proposed addition and associated parking and landscaping. The proposed addition is a 4,686 square-foot, one-story modular building located in the northwest corner of the site, to be used for offices and conference space. An additional 56 parking spaces will be provided on the site, bringing the total number of parking spaces available to 114, including five handicap accessible spaces. Perimeter landscaping, as well as parking lot island landscaping, will be added as well.

- **Landscape Plan**

The landscape plan depicts new perimeter landscaping consisting of Thornless Chilean Mesquite trees of a size as required by Title 19, unless otherwise noted. Parking lot trees are noted as 15-gallon size, which does not meet the minimum requirements of Title 19. A condition will be added to ensure that all perimeter trees, as well as required parking lot trees, be a minimum 24-inch box size, as required. Perimeter landscape buffers are proposed at five feet along the north and south property lines, 15 feet along the west (rear) property line and 10 feet along the east (front) property line. There is an approximately 85-foot section of the south landscape buffer that will be three feet in width, to accommodate a drive aisle. There is a large variety of five-gallon shrubs listed on the plan, but no shrubs are actually shown in the plan. A condition has been added to require a complete technical landscape plan prior to issuance of any permits for the site.

- **Elevations**

Elevations depict a modular building approximately 14 feet tall, with white wood siding with an accent band, painted to match the existing church.

- **Floor Plan**

The addition consists of three offices, four storage rooms, six instruction/conference rooms, a large multi-purpose room and restrooms.

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.**

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The proposed development is compatible with the adjacent development and development in the area. It will not negatively affect the surrounding residential and park uses.

- 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 and Title 19. The associated request for Rezoning (ZON-32214) to C-V (Civic) will be consistent with the existing General Plan designation of PF (Public Facilities).

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

The site is accessed via two existing driveways onto H Street, designated as an 80-foot Secondary Collector by the Master Plan of Streets and Highways. The site is an existing Church/House of Worship use, and the additional facilities will not negatively impact adjacent roadways or neighborhood traffic.

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

The building materials will match the existing church facilities and are appropriate for the area and for the City. Landscape materials are appropriate and a condition has been added to ensure compliance with minimum size requirements.

- 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.**

Building elevations are not unsightly or obnoxious, will match the exiting church facility, and will be compatible with development in the area.

- 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 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0