



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 6, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36742 – EXTENSION OF TIME – SITE DEVELOPMENT

PLAN REVIEW – APPLICANT: LEON SMITH SR. - OWNER: PENTECOSTAL

TEMPLE CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-24681) shall expire on December 6, 2011 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-24681) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently has a church with a previously approved Site Development Plan Review (SDR-24681) for a two-story, 5,524 square-foot addition to the building located at 1117 F Street. No plans have been submitted for review nor have building permits been issued for the proposed addition. The applicant has submitted a drainage study and completed a vacation of the alleyway. In addition, a Final Map Technical Review (FMP-26247) was approved and released for recordation on 06/23/09, though the map has not yet been recorded. The applicant is requesting an extension of time to complete the design and review process, leading to the issuance of building permits. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	The City Council approved a request to amend a portion of the West Las Vegas Plan (GPA-0022-02) from M (Medium Density Residential) to PF (Public Facilities) on approximately 2.9 acres north of Adams, east of G Street. The Planning Commission recommended approval on 07/25/02.
	The City Council approved a related request for a Rezoning (Z-0047-02) from R-4 (High Density Residential and Apartments) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic) and R-3 (Medium Density Residential) to C-V (Civic).
	The City Council approved a related request for a Site Development Plan Review [Z-0047-02 (1)] and a reduction in the required on-site landscaping for an Off-Site Parking Lot at 612 and 616 Madison Avenue.
04/14/04	A Code Enforcement case (12771) was processed for high weeds at 1117 F Street. Code Enforcement closed the case on 05/26/04.
12/06/07	The Planning Commission approved a request for a Site Development Plan Review (SDR-24681) for a two-story, 5,524 square-foot addition to an existing 13,421 square-foot Church on 0.65 acres at 1117 F Street.
12/17/08	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-29875) from M (Medium Density Residential) to PF (Public Facilities) on 0.16 acres at 618 Jefferson Avenue. The Planning Commission recommended approval on 11/20/08.
	The City Council approved a related request for a Rezoning (ZON-29876) from R-3 (Medium Density Residential) to C-V (Civic) on 0.63 acres at 618-620 Jefferson Avenue and 621 Madison Avenue.
<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/09	The Planning and Development Department and Department of Public Works approved request to release Mylar's for recordation for a Final Map Technical Review (FMP-26247) for the Pentecostal Temple Church of God in Christ. The map has not yet been recorded.

<i>Related Building Permits/Business Licenses</i>	
No building permits have been issued for the addition.	
12/16/08	Business licenses #H02-01549 for wedding brochures and #P26-00276 for a wedding planner were issued for 1117 F Street. Both licenses are still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	PF (Public Facilities)	C-V (Civic)
North	Apartments	M (Medium Density Residential)	R-4 (High Density Residential and Apartments)
	Parking Lot	PF (Public Facilities)	C-V (Civic)
South	Day Care Facility with Parking Lot	PF (Public Facilities)	C-V (Civic)
East	Parking Lot	PF (Public Facilities)	C-V (Civic)
	Single Family Residences	M (Medium Density Residential)	R-4 (High Density Residential and Apartments)
West	Single Family Residences	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	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

ANALYSIS

This is the first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-24681) for a two-story, 5,524 square-foot addition to an existing 13,421 square-foot Church at 1117 F Street. The applicant has submitted a Drainage Study and completed a Vacation of the alleyway. In addition, a Final Map Technical Review (FMP-26247) was approved and released for recordation on 06/23/09, though the map has not yet been recorded.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-24681) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. No new development or changes in land use in the surrounding areas have occurred or are projected. The applicant is requesting an extension of time as they have not progressed to a stage in the project to apply for building permits. Staff recommends approval with a two year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-24681) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0