



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 3, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36912 – EXTENSION OF TIME – SPECIAL USE PERMIT -

APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-3304) shall expire on December 17, 2010 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-3304) 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 is undeveloped land with a previously approved Special Use Permit (SUP-3304) for a proposed Church/House of Worship and Preschool located at 3319 Cliff Shadows Parkway. This is the third request for an Extension of Time with the last extension approved on February 6, 2008, expiring December 17, 2009. The applicant has not made any progress on the proposed development in the form of the issuance of building permits or submitted plans for review, but did recently hold several neighborhood meetings for a Site Development Plan Review (SDR-30614) and is revising plans to incorporate public recommendations and suggestions. The applicant is requesting an Extension of Time to complete their revisions and continue forward with the project. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved a request for a Petition to Annex (A-0038-02) undeveloped property located in various parts of the City under the provisions of NRS 268.597 (1) (B) containing approximately 495 acres. The Planning Commission recommended approval on 10/24/02. The annexation became effective on 02/14/03.
12/17/03	The City Council approved a request for a Rezoning (ZON-3209) from U (Undeveloped [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of the I-215 Beltway. The Planning Commission had no recommendation.
	The City Council approved a related request for a Major Modification (MOD-3206) of the Lone Mountain West Master Plan to add approximately five acres to the overall plan area and create two new sections: 2.4.1 Permissible Uses-commercial (existing text to remain the same) and 2.4.2 Permissible Uses-residential, to allow churches within all residential land use designations with approval of a Special Use Permit. The Planning Commission recommended approval on 11/20/03.
	The City Council approved a related request for a Special Use Permit (SUP-3304) for a Church/House of Worship and a Preschool. The Planning Commission recommended denial.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of a previously approved Special Use Permit (SUP-3304) for a Church/House of Worship and a Preschool on the south side of Cliff Shadows Parkway, approximately 375 feet west of the I-215 Beltway.
02/06/08	The City Council approved a request for an Extension of Time (EOT-26060) of a previously approved Special Use Permit (SUP-3304) for a Church/House of Worship and a Preschool at 3319 Cliff Shadows Parkway.
04/01/09	The City Council approved a request to Table a request for a Major Modification (MOD-30617) to the Lone Mountain West Plan to Amend the Land Use Designation from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) on 5.07 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway.
	The City Council Tabled a related request for a Variance (VAR-30620) to allow an 85-foot tall building where two stories or 35 feet is the maximum permitted and to allow a site disturbance of 3.78 acres where 3.56 is the maximum permitted.
	The City Council Tabled a related request for a Variance (VAR-31394) to allow 175 parking spaces where 375 are required.
	The City Council Tabled a related request for a Site Development Plan Review (SDR-30614) for a proposed five story, 89,550 square-foot Church/House of Worship with waivers of the Lone Mountain West wall and landscape standards.
11/4/09	The City Council adopted Ordinance 6064 (Bill 2009-41) for Hillside Development Standards and Guidelines.
<i>Related Building Permits/Business Licenses</i>	
12/30/05	Temporary Use Permit #6141 was issued for a temporary structure (tent), expiring on 01/02/06. Temporary Commercial Permit #11097 was issued for Church Services and dedication effective 12/31/05 from 6 p.m. to 11 p.m.
<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	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Church	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped Land-Church	PCD (Planned Community Development)	C-V (Civic)

South	Undeveloped Land	Summerlin	P-C (Planned Community)
East	Undeveloped Land-Proposed Church	PCD (Planned Community Development)	C-V (Civic)
West	Undeveloped Land	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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 third request for an Extension of Time of a previously approved Special Use Permit (SUP-3304) for a proposed Church/House of Worship located at 3319 Cliff Shadows Parkway. The applicant is currently revising plans for the proposed site to incorporate public comments and suggestions for the use. Title 19.18.060 deems a Special Use Permit exercised upon the approval of a business license, if required, or upon the issuance of a certificate of occupancy or approval of a final inspection.

FINDINGS

The Special Use Permit (SUP-3304) has not met the requirements outlined in Title 19.18.060 to exercise the entitlement. There have been new entitlements for properties in the surrounding areas to include single family homes to the south and a Financial Institution with drive through to the north. The applicant is requesting an extension of time to complete revisions to existing plans. Staff recommends approval of this request with a one-year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-3304) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0