



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CATALYST CONSULTING COMPANY - OWNER: AGUILAS CENTRO FAMILIAR CRISTIANO

** CONDITIONS **

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

1. The limits of this Petition of Vacation shall be two ten-foot wide Public Drainage Easements generally located at the southeast corner of Michael Way and Madre Mesa Drive as shown and granted per Parcel Maps on file in Book 55, Page 62 and in Book 58, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-28517 and SDR-36474 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate two 10-foot wide drainage easements generally located south of Madre Mesa Drive and east of Michael Way. A previously approved Site Development Plan Review (SDR-28517) and Major Amendment (SDR-36787) to this plan proposes to construct a two-story, 106,000 square-foot church and private primary school on this site, which is currently undeveloped. Staff recommends approval of the petition, as the existing drainage easements are no longer needed in their current configuration and the request does not conflict with any existing city requirements. If this request is denied, no parking or structures would be allowed to be developed within the existing easements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
08/15/07	The City Council approved an Annexation (ANX-20441) of properties located at the southeast corner of Michael Way and Madre Mesa Drive, containing approximately 11.18 acres. The Planning Commission and staff recommended approval of this request. The annexation became effective 08/24/07.
08/20/08	The City Council approved a General Plan Amendment (GPA-28505) to Amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to PF (Public Facilities) on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way. The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a Rezoning (ZON-28506) of properties from U (Undeveloped) and R-D (Single Family Residential-Restricted) to C-V (Civic) on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way. The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a Site Development Plan Review (SDR-28517) for a proposed two-story 106,500 square-foot church/house of worship with accessory private school and childcare on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way. The Planning Commission and staff recommended approval.
11/20/09	The Planning & Development Department conditionally approved a Parcel Map (PMP-36474) for reversion to acreage of 2.68 acres located at the southeast corner of Michael Way and Madre Mesa Drive. Mylars were released for recordation on 02/18/10. This Parcel Map has not yet been recorded.

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01/28/10	The Planning Commission approved a Major Amendment (SDR-36787) to an approved Site Development Plan Review (SDR-28517) to allow site modifications for an approved two-story, 106,500 square-foot Church/House of Worship and Private School, Primary with waivers of building placement standards and landscape buffer standards to allow a buffer width of eight feet along a portion of the south perimeter where 15 feet is required on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way. Staff recommended approval.
03/25/10	The Planning Commission (7-0 vote) recommended APPROVAL (PC Agenda Item #10/ss).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits associated with this site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
02/18/10	During a routine site visit, it was noted that the west portion of the site was undeveloped and contained a small amount of debris.

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District (70 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

LEGAL DESCRIPTION

The subject property is legally described as a portion of the South Half (S½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section 13, Township 20 South, Range 60 East, M.D.M.

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ANALYSIS

A) Planning discussion

In 2008, a Site Development Plan Review was approved for a two-story, 106,000 square-foot church and private school on the subject site. In January 2010, a Major Amendment to this Site Development Plan Review was approved for modifications to the design of the building and to allow waiver requests with respect to building placement and perimeter landscaping. The drainage easements in question, which run north to south along a former parcel line, are proposed to be removed to accommodate construction of the church and associated private school. Staff recommends approval of the petition, as the existing drainage easements are no longer needed in their current configuration and the request does not conflict with any existing city requirements.

B) Public Works discussion

This Vacation application proposes to vacate two existing 10-foot public drainage easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 109 (By City Clerk)

APPROVALS 0

PROTESTS 3