

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CHABAD OF SOUTHERN NEVADA

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ROC-37581	Staff recommends DENIAL, if approved subject to conditions:	None

**** CONDITIONS ****

ROC-37581 CONDITIONS

Planning and Development

1. Condition 'D' of Site Development Plan Review (SDR-18342) shall be deleted.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18342) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The site is currently under construction for a private school. This is a request for a Review of Condition to delete Condition D of a previously approved Site Development Plan Review (SDR-18342) that required the applicant to install diverters in the street on Vista Drive to prevent school traffic from making southbound turns when exiting the facility. Plan Check #31959 was submitted on 09/18/09 and is still being reviewed by various City departments. Several building permits for the project have been issued, though none have yet to be finalized. The Department of Public Works has no objection to the applicant's request as long as all other conditions of approval of the Site Development Plan Review (SDR-18342) are ultimately complied with. Though the applicant is not changing the school's drive aisle configuration on the property, City Council imposed the condition to address neighborhood concerns; therefore, staff is recommending denial of this request.

In addition to this Review of Condition (ROC-37581), the applicant has submitted five (5) related applications for the aforementioned property (VAR-37276, VAR-37277, SDR-36050, VAR-37627, and SDR-37579) that will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/18/91	The City Council approved a request for a Special Use Permit (U-0256-91) to allow a proposed Synagogue with a Child Care use. The Board of Zoning Adjustment recommended approval on 10/24/91.
01/09/08	The City Council approved a request for a Site Development Plan Review (SDR-18342) for a proposed 77,881 square-foot, 35-foot tall private school on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard. The Planning Commission recommended approval on 11/08/07.
04/22/10	The Planning Commission recommended approval for a request for a Variance (VAR-37277) to allow 21 parking spaces where 25 spaces are required at 1312 Vista Drive. The item is scheduled to be heard at the 06/02/10 City Council meeting.
	The Planning Commission recommended approval for a related request for a Variance (VAR-37276) to allow a ten-foot rear yard setback where 35 feet is required.
	The Planning Commission recommended approval for a related request for a Variance (VAR-37627) to allow two attached institutional signs where only one is allowed.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
	The Planning Commission recommended approval for a related request for a Site Development Plan Review (SDR-36050) for a proposed 1,440 square-foot temporary classroom with a waiver of the perimeter landscape buffer requirements to allow a zero-foot landscape buffer along a portion of the west perimeter.
	The Planning Commission recommended approval for a related request for a Site Development Plan Review (SDR-37579) for a private school to remove 15 required trees from the landscape buffer along a portion of the west perimeter.

<i>Related Building Permits/Business Licenses</i>	
07/01/09	A building permit (#142582) was issued for a demolition of a building located at 1214 Vista Drive. The permit was finalized on 07/28/09.
07/15/09	A building permit (#143557) was issued for a temporary construction trailer at 1312 Vista Drive. The permit was closed on 08/28/09 as no inspection is required per the building department.
08/21/09	A building permit (#146017) was issued for grading at 1312 Vista Drive. The permit is still open with no inspections noted.
09/18/09	Plan Check 31959 was processed for a private school at 1312 Vista Drive. The plans are still being reviewed by various City departments. In addition, several building permits (#128454, #128456, and #128457) were issued for the private school, onsites and hardscapes, and a trash enclosure with all still open.

<i>Pre-Application Meeting</i>	
02/18/10	A pre-application meeting was held to discuss the proposed removal of Condition C and D of a previously approved Site Development Plan Review and documents required for submitting the request for City Council action.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
04/06/10	Staff conducted a field check of the subject site with the following observations: • Construction of the school is progressing • The site appeared clean and neat in appearance.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.01

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant land with a proposed Private School	R (Rural Density Residential)	R-E (Residence Estates)
North	Church	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family Dwellings	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwellings and Vacant Land	R (Rural Density Residential)	R-E (Residence Estates)
West	Offices	SC (Service Commercial)	P-R (Professional Office and Parking)
	Synagogue	SC (Service Commercial)	P-R (Professional Office and Parking)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet and 200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a request for a Review of Condition to delete Condition D of a previously approved Site Development Plan Review (SDR-18342) that required the applicant to install diverters in the street on Vista Drive to prevent school traffic from making southbound turns when exiting the facility. Plan Check #31959 was submitted on 09/18/09 and is still being reviewed by various City departments. Several building permits for the project have been issued, though none have yet to be finalized. Staff conducted a field check of the subject site on 04/06/10 and found the school under construction with the surrounding area being kept neat and clean in appearance.

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FINDINGS

The Department of Public Works has no objection to the applicant's request as long as all other conditions of approval of the Site Development Plan Review (SDR-18342) are ultimately complied with. The City Council imposed the condition to install diverters on Vista Drive to address neighborhood concerns; therefore, staff is recommending denial of this request.

NOTICES MAILED 233 (By Planning)

APPROVALS 0

PROTESTS 0