

**AGENDA MEMO****CITY COUNCIL MEETING DATE: SEPTEMBER 1, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ROC-38919	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

ROC-38919 CONDITIONS

Planning and Development

1. Condition Number 2 of Site Development Plan Review [U-0088-95(3)] shall be amended to read,
“The 3,600 square-foot modular building shall be removed by August 1, 2012.”
2. Conformance to all other Conditions of Approval of Special Use Permit (U-0088-95) and Site
Development Plan Review [U-0088-95(4)].

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The modular building is currently being utilized as a bookstore and offices that support the operations of the church. This is the fourth request for a Review of Condition Number 2 of a previously approved Site Development Plan Review [U-0088-95(3)] to allow an existing 3,600 square-foot modular building to remain on the premises. The last approval of a Review of Condition (ROC-29817) mandated that the modular building be removed by August 1, 2010; the applicant is requesting an additional two year extension until August 1, 2012. Staff finds no objection to the continued use of the modular building and is recommending approval of this request. If denied, the temporary modular building would need to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/06/95	The City Council approved a request for a Special Use Permit (U-0088-95) for a Church. The Board of Zoning Adjustment recommended approval on 07/25/95.
05/15/96	The City Council approved a request for a Plot Plan and Building Elevation Review [U-0088-95(1)] for Phase I of a Church facility. The Board of Zoning Adjustment recommended denial on 04/23/96.
12/08/97	The City Council approved a request for a Site Development Plan Review [U-0088-95(3)] for a 3,600 square-foot modular office and four proposed 1,440 square-foot modular classrooms in conjunction with a church. Condition #2 required the office modular building to be removed in three years or whenever Phase 2 is completed, whichever occurs first with a status report to staff every six months commencing January 1, 1998. The Planning Commission and staff recommended denial on 11/6/97.
04/12/99	The City Council approved a Major Amendment [U-0088-95(4)] to an approved Site Development Plan Review [U-0088-95(3)] for an expansion of the church. Condition #2 of that approval required that all modular buildings on site be removed upon completion of Phase II. The Planning Commission and staff recommended denial on 03/01/99.
07/17/02	The City Council approved a request for a Review of Condition [U-0088-95(5)] for the approved Site development Plan Review [U-0088-95(4)] to allow the modular building to remain on the site after the completion of Phase II. A condition of approval required the modular building to be removed by 8/1/04. Staff recommended approval.

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12/17/03	The City Council approved a request for a Review of Condition Number 3 and 4 (ROC-3216) of a previously approved Special Use Permit (U-0088-95) which required the vacation of Maverick Street with all necessary cul-de-sac dedications and street improvements and required the construction of half and full street improvements for streets adjacent to the subject site and Conditions Number 11 and 13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)] which restricted the height of the entire building to 35 feet to be measured from average finished grade to the highest exterior feature of the building and required the creation of two half-acre parcels for future residential development in the north portion of the parcels as a buffer for the R-E homes on Bronco Street.
	The City Council approved a related request for a Variance (VAR-3214) to allow a height of 77 feet where 35 feet is allowed.
	The City Council approved a related request for a Site Development Plan Review (SDR-3213) for two proposed classroom/youth buildings, an expansion of an existing church and a waiver of the parking lot landscaping requirements. The Planning Commission and staff recommended denial on 11/20/03.
02/18/04	The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan (GPA-3469) from R (Rural Density Residential) to PF (Public Facilities) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission and staff recommended denial on 01/22/04.
08/04/04	The City Council approved a request for a Review of Condition Number 2 of a previously approved Review of Condition [U-0088-95(5)] of an approved Site Development Plan Review[U-0088-95(4)], which required the removal of a modular building by 8/1/04. Staff recommended approval.
09/06/06	The City Council approved a request for an Extension of Time (EOT-15441) of an approved Site Development Plan Review[U-0088-95(3)] that required a modular building to be removed by 12/8/00 or whenever Phase II is completed, whichever occurs first at 6200 West Lone Mountain Road. Staff recommended denial.
10/01/08	The City Council approved a request for a Review of Condition #2 (ROC-29817) of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building to be removed by 8/1/08. Staff recommended approval.
06/17/09	The City Council approved a request for a Petition to Vacate (VAC-33863) the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street.
07/26/10	The Planning and Development Department approved a request for an Extension of Time (EOT-38390) of a previously approved Petition to Vacate (VAC-33863) the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street.

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04/08/10	The Planning and Development Department received a request for a Parcel Map (PMP-37894) for a revision to acreage of approximately 32.73 acres at the southeast corner of Maverick Street and La Madre Way. The map has not yet been recorded.
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<i>Related Building Permits/Business Licenses</i>	
04/02/98	Building permit #98-006787 was issued for a 3,600 square-foot temporary modular building on Plan Check L-3480-97. The modular unit received a Certificate of Occupancy on 07/31/98.
07/14/99	Building permit #99-013706 was issued for a 1,420 square-foot temporary modular (classroom) on Plan Check L-0179-99. This unit received a temporary Certificate of Occupancy on 09/22/99 that expired on 08/27/00. NOTE: This temporary modular building has been removed from the site.

<i>Pre-Application Meeting</i>
A pre-application meeting was not held.

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

<i>Field Check</i>	
08/06/10	Staff conducted a field check of the subject site with the following observations: • The area surrounding the modular building was clean and neat in appearance with the landscaping being properly maintained • The architectural materials/color of the modular building blends well with the surrounding structures

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	32.73

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<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	Church	PF (Public Facilities)	C-V (Civic)
North	Undeveloped Land	PF (Public Facilities) and R (Rural Density Residential)	C-V (Civic), R-E (Residence Estates), and Clark County
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwellings and Undeveloped Land	R (Rural Density Residential)	R-D (Single Family Residential-Restricted) and R-E (Residence Estates)
	Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
<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>
West	Single Family Dwellings and Undeveloped Land	R (Rural Density Residential)	R-D (Single Family Residential-Restricted) and R-E (Residence Estates)

<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)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The modular building is currently being utilized as a bookstore and offices that support the operations of the church. This is the fourth request for a Review of Condition Number 2 of a previously approved Site Development Plan Review [U-0088-95(3)] to allow an existing 3,600 square-foot modular building to remain on the premises. The last approval of a Review of Condition (ROC-29817) mandated that the modular building be removed by August 1, 2010; the applicant is requesting an additional two year extension until August 1, 2012. The modular building does have an approved Certificate of Occupancy that was issued on 04/02/98. During a field check of the site on 8/6/10, staff noted that the building is aesthetically compatible with the surrounding buildings and the landscaping areas are being properly maintained.

DJS

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FINDINGS

Though the temporary modular building has been on the subject site since 1997, the structure is aesthetically compatible with the other building and surrounding development. Staff finds no objection to the continued use of the modular building and is recommending approval of this request with a two-year time frame. Conformance to the conditions of approval of the Site Development Plan Review [U-0088-95(3)] and all other site related actions shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 283 (By Planning)

APPROVALS 0

PROTESTS 0