

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: FEBRUARY 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-39700	Staff recommends APPROVAL.	
ZON-39703	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is to bring the subject property into conformance with both the General Plan and Zoning designations for the religious use proposed by the Canyon Ridge Church owners. The Canyon Ridge Church also owns all surrounding properties which have a PF (Public Facilities) General Plan designation and a C-V (Civic) Zoning designation. This request will align the property with the rest of the Canyon Ridge complex. Staff recommends approval. If denied, the property will remain as a residential property.

ISSUES

- A General Plan Amendment and a Rezoning approval are required for a religious facility to utilize this parcel.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/08/10	A Reversionary Map (PMP-37994) was filed. This application has not been finalized.
01/25/11	The Planning Commission voted (7-0) to recommend APPROVAL of companion items GPA-39700 and ZON-39703 (PC Agenda Items 6-7/yk).

<i>Most Recent Change of Ownership</i>	
06/10/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No activity is on file.	

<i>Pre-Application Meeting</i>	
08/04/10	Staff reviewed the requirements for a General Plan Amendment and Rezoning applications. No specific issues of concern were noted.

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<i>Neighborhood Meeting</i>	
12/08/10	A required neighborhood meeting was held where six members of the public attended. Residents did not want to see ball fields with lighting, an amphitheater or drug rehabilitation on the site. Some concern was expressed regarding the parking situation and noise from special events. The applicant stated that they have no current plans for the property.

<i>Field Check</i>	
12/14/10	Staff conducted a site visit and found a single family residence in good condition and well maintained. No issues or concerns were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.71

<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	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Church Office	PF (Public Facilities)	C-V (Civic)
East	Church Parking Lot	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	PF (Public Facilities)	C-V (Civic)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

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ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current General Plan designation of R (Rural Density Residential). This is a proposal to amend the General Plan designation to PF (Public Facilities). The Public Facilities category allows various public uses including religious facilities for which the request is predicated. The proposed Public Facilities General Plan designation is compatible with the existing surrounding religious facilities use.

There is an existing single family dwelling on the property. This structure complies with the 175-foot Airport Overlay. No changes are proposed to the structure. The General Plan Amendment and corresponding Rezoning application will bring this property into conformance with the surrounding Canyon Ridge Church complex. The result will be a uniformed area bounded by West La Madre Way, North Jones Boulevard, West Lone Mountain Road and Maverick Street for Civic uses. Approval of this request will have no adverse effect on the surrounding area.

FINDINGS (GPA-39700)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The PF (Public Facilities) General Plan designation allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries, religious facilities and public utility uses. The proposed amendment is compatible with the existing adjacent PF (Public Facilities) designation.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

An application to rezone the property from R-E (Residence Estates) classification to C (Civic) accompanies this request and if approved will be consistent with the adjacent parcels General plan designations.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

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The site is accessed by North Bronco Street, designated as a 60-foot Right-of-Way, and is adequate for the uses permitted by the proposed amendment.

4.The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The proposed amendment conforms to the Centennial Hill Sector Plan.

FINDINGS (ZON-39703)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

A General Plan Amendment application was submitted in conjunction with this request and if approved, will allow the proposed C (Civic) zoning designation.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The C (Civic) zoning designation will be compatible with the surrounding C (Civic) zoning designations and religious facilities.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The requested rezoning will allow the adjacent religious facility to expand to meet its growing membership needs.

4.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The site is accessible via North Bronco Street, a 60-foot wide Right-of-Way.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 108 (By City Clerk)

APPROVALS 1

PROTESTS 3