



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **RENOTIFICATION - SUP-35-32 SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: OWNER: JORDAN - Request for a Special Use Permit FOR A
PROPOSED CHURCH HOUSE OF WORSHIP at 1230 West Adams Avenue (APN 139-28-607-
009), R-1 (Single-Family Residential) Zone, Ward 5 (Barlow)**

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

Motion made by BYRON GOYNES to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL;
(Against-KEEN ELLSWORTH, STEVEN EVANS, GUS FLANGAS); (Abstain-None); (Did
Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 25 and 26.

STEVE GEBEKE, Planning and Development, explained that the request is for the conversion of an existing single family residence to a house of worship. Under a previous residential permit, the church was remodeled and converted to a church. He noted that the site is not physically suitable for the proposed use and is oversaturated with house of worship uses as there are existing churches on either side of the subject property. He recommended denial as it negatively impacts the surrounding area.

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JOEY DeBLANCO, 2251 North Rampart Boulevard, appeared on behalf of the applicant. He stated that this property was previously denied under a separate application. The current application is new and has been improved to meet all standards of the code with the exception of the landscaping standards. With regard to the traffic congestion during the hours of worship, MR. DeBLANCO explained that the West Las Vegas Bible Belt is one of most widely recognized areas in the City. This community embraces religious and spiritual activities. He referred to the traffic engineer impact statement that identifies the net project impact to be at one percent.

REVEREND FOUSTON JORDAN was present. Responding to the concerns regarding the traffic impact, he stated that the traffic would be minimal because the church is quite small and the hours of worship could be adjusted. At the request of COUNCILMAN BARLOW, a block wall was erected and lighting was installed. REVEREND JORDAN stated that the church will greatly enhance the area. He asked for approval of the special use permit.

DR. S.S. ROGERS, Greater Mount Sinai Missionary Ministries, appeared in support of the application. He explained that the church is a beautiful addition and a great asset to the community. PASTOR WILLY JACOBS, True Love Missionary Baptist Church, and PASTOR SAMUEL CARROLL, Calvary Baptist Church also appeared in support and spoke of the church as not only a place of worship, but a place to promote fellowship, and love. They emphasized that a house of worship not only fosters unity and culture but nurtures and encourages the concept of family.

COMMISSIONER TRUESDELL spoke of the density of churches in this area. Because there is no housing, there is no economic base for this area of town to support improvements such as schools and streets which are generated by property taxes. He emphasized that this community is constantly financially strapped because of the lack of tax dollars generated by property taxes. He stated that with the increase in the number of churches sprouting throughout the community residential properties are being taken off the tax rolls.

Responding, REVEREND JORDAN explained that he is working diligently to obtain grants that would be used toward education of the children. He felt this would be more than sufficient as far as money being returned back to the community.

COMMISSIONER GOYNES explained that the Commission looks at all request from a land use prospective and not from a religious viewpoint. He recommended that the churches should consider merging their congregations rather than having a multitude of churches. COMMISSIONER GOYNES stated that he would not support the request because he did not believe replacing a residential property with a house of worship was appropriate.

COMMISSIONER ELLSWORTH asked REVEREND JORDAN to list the hours of worship. He replied that services would begin at 11:00 a.m. on Sundays and again on Wednesday nights with Bible Study. However, he was willing to adjust the service hours. COMMISSIONER ELLSWORTH explained his concern regarding the congestion that would be generated by too

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many vehicles. He appreciated the applicants willingness to revise the hours of worship to minimize the congestion problem.

EMANUEL WATSON, Pastor Holly Trinity Church, pointed out that having a tax base is not as important as trying to eradicate drugs and crime in the community and to bring families together. The proposed church will not only save souls but will bring economics into the community.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 25 and 26.