



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 14, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
SDR-3678 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: OWNER: RAQUEL LACORTA FAMILIAR CRISTIANO - Request for a
Major Amendment to a previously approved Site Development Plan Review (SDR-28517) TO
ALLOW SITE MODIFICATIONS FOR AN APPROVED TWO-STORY, 106,500 SQUARE-
FOOT CHURCH, USE 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 PERMITS PROPERTY WHERE 5 FEET IS REQUIRED on 11.18 acres at the southeast
corner of Madro Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), C-V
(Civic) Zone, Ward 5 (Barlow)

P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

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RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by BYRON GOYNES to Hold in abeyance to 1/28/2010

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.



STEVE GEBEKE, Planning and Development, explained that this is a request for a major amendment due to reconfiguration of the building and site to enhance architectural detail and improve site circulation. As the proposed request meets the requirements of Title 19 and would have a minimal impact on surrounding property, MR. GEBEKE recommended approval of the Site Development Plan Review.

LATT CADY, 405 Southeast 52th Avenue, Ocala, Florida, appeared on behalf of the applicant. Although he agreed with some of the conditions, he asked for clarification of Condition 6 regarding the buffer and Condition 20 regarding the side walk. In response, MR. GEBEKE stated that the eight-foot landscape buffer is required because the site is adjacent to public right-of-way. MR. CADY concurred.

With regard to the condition, LUCIEN PAET, Public Works, explained that Condition 20 requires that all side walk must terminate on site, ends, then continues at least on one side of the drive isle, must enter via a handicap ramp. Because of the applicants hesitation, MR. PAET stated that the applicant should meet with the City Engineer to determine whether that requirement is needed or needs to be eliminated.

MR. CADY continued with additional requests for clarification regarding the information contained in the analysis and asked for staff level approval without doing the major modification. DOUG RANKIN, Planning and Development, replied that those are code requirements and neither the Planning Commission nor staff can deviate from those requirements.

MR. RANKIN suggested the applicant submit a phasing plan prior to obtaining building permits approved administratively by the Planning Department.

DEPUTY CITY ATTORNEY JAMES LEWIS and MARGO WHEELER, Director of Planning and Development, advised that future commitments are not an option until the applicant submits their plans and the Planning Department determines whether it is a major amendment or a minor amendment according to Code.

ELEANOR ALBOARD, President of Smoke Ranch Villas, expressed concern regarding the eight-foot landscape buffer. She mentioned that the residents already have problems with the children climbing over the walls. COMMISSIONER EVANS suggested a meeting with the applicant to iron out any concerns. MS. ALBOARD remarked she and the other residents were not aware of this project until they received the public hearing postcards.

VINNY BESITOLLA stated that the neighbors just want to voice their concerns and have no objection to the project.

TONY YOUNG, Architect, explained that the project was previously approved in 2008. Over the past three months, the applicant has met with staff to review the conditions and subsequently, he was contracted to move the project forward. MR. YOUNG stated that the applicant is abiding to the original conditions including the additional conditions recommended by staff.



COMMISSIONER GOYNES agreed with COMMISSIONER EVANS and CHAIR TROWBRIDGE that it would be beneficial to both the applicant and the residents to hold a neighborhood meeting. Based on that, he recommended holding the application in abeyance to 1/28/2010.

MRS. WHEELER remarked that the process would normally take 30 days, however, if the applicant and the residents can select a meeting place to discuss the various issues and arrive at a compromise prior to the next Planning Commission meeting, she recommended an abeyance to 1/28/2010. Mrs. WHEELER also emphasized that the current plans would remain unchanged.

CHAIR TROWBRIDGE declared the Public Hearing closed.