

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37930	Staff recommends APPROVAL, subject to conditions:	
SDR-37929	Staff recommends APPROVAL, subject to conditions:	SUP-37930

**** CONDITIONS ****

SUP-37930 CONDITIONS

Planning and Development

- 1.Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Church/House of Worship use.
- 2.Conformance to the Conditions of Approval for Plot Plan Review and Special Use Permit (U-0139-98) shall be required, except as amended herein.
- 3.Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-37929) shall be required, if approved.
- 4.This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 5.Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
- 6.These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

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- 7.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-37929 CONDITIONS

Planning and Development

- 1.Conformance to the Conditions of Approval for Plot Plan Review and Special Use Permit (U-0139-98) shall be required, except as amended herein.
- 2.Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-37930) shall be required, if approved.
- 3.This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 4.All development shall be in conformance with the site plan and landscape plan date stamped 04/23/10 and the floor plan and building elevations date stamped 04/12/10, except as amended by conditions herein.
- 5.A Waiver from Title 19.12.040 is hereby approved to allow a landscape buffer width of two feet along a portion of the west perimeter where eight feet is required.
- 6.An Exception from Title 19.12.040 is hereby approved, to allow 13 trees within the west landscape buffer where 15 trees are required.
- 7.Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
- 8.These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
- 9.The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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19. Construct half-street improvements on Kraft Avenue adjacent to this site and extend widened pavement east to eliminate the potential for a “saw tooth” condition on Kraft Avenue concurrent with the first phase of development for this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
20. Remove all substandard public street improvements on Lone Mountain Road adjacent to this site with the first phase of this development, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
21. Contact the City Engineer’s Office at 229-6272 to coordinate the development of this project with the Gowan Outfall Lone Mountain Branch: Rancho to Decatur project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
22. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site consists of two lots totaling 3.14 acres at 6341 West Lone Mountain Road. Currently, one lot is undeveloped while the other consists of a 2,714 square foot church. The applicant is proposing to expand the existing church to 26,897 square feet with a 24,183 square-foot addition. This request will increase the building area, required landscaping, and required parking; therefore, a Major Amendment to the approved Plot Plan Review and Special Use Permit (U-0139-98) is required. The proposed addition will extend onto an undeveloped lot to the west, and will provide a new sanctuary and associated facilities for the existing church. The applicant is requesting a waiver and exception from the Perimeter Landscape Buffer Standards. The addition substantially complies with Title 19 requirements except for the requested Waiver and Exception. The Waiver and Exception are minor in nature and are mitigated by the additional landscaping added around the perimeter of the site; therefore, staff is recommending approval of this request. If denied, the proposed addition would not be permitted and the existing Church/House of Worship would remain.

ISSUES

- A condition of approval has been added to require that the subject site be remapped to consolidate the two lots.
- A Special Use Permit (SUP-37930) is required to allow the expansion of the Church/House of Worship use. As proposed, the Church/House of Worship use will expand to 26,897 square feet.
- A Site Development Plan Review (SDR-37929) is required for the proposed 24,183 square-foot multipurpose building.
- A Waiver of Title 19 Perimeter Landscaping Standards is required to allow a two-foot landscape buffer along a portion of the west perimeter where eight feet is required.
- An Exception of Title 19 Perimeter Landscaping Standards is required to allow 13 trees within the west perimeter where 15 trees are required.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/28/96	The Board of Zoning Adjustment approved a request (U-0038-96) for a two story, 4,700 square foot Church/House of Worship at 6341 West Lone Mountain Road. Staff recommended approval.
01/11/99	The City Council approved a request for a Special Use Permit (U-0139-98) for a 5,240 square foot sanctuary and a 2,170 square foot fellowship hall at 6341 West Lone Mountain Road. Planning Commission and staff recommended approval.
06/19/07	A Code Enforcement citation (54547) was issued for feeding hundreds of pigeons at 6341 Lone Mountain Road. The citation was closed by Code Enforcement on 06/20/07.
03/19/10	A request for a technical review of a one lot parcel map (PMP-37721) on 3.12 acres located at the southeast corner of Lone Mountain Road and Torrey Pines Drive was submitted. The Planning and Development department approved the review on 04/10/10. The parcel map has not been released for mylar.

<i>Most Recent Change of Ownership</i>	
06/17/98	A deed was recorded for a change in ownership for APN 138-02-501-002.
03/06/06	A deed was recorded for a change in ownership for APN 138-02-501-014.

<i>Related Building Permits/Business Licenses</i>	
10/04/99	A building permit (99019276) was issued for grading at 6341 West Lone Mountain Road. The permit was finalized on 02/09/01.
01/04/00	A building permit (127) was issued for a church certificate of occupancy at 6341 West Lone Mountain Road. The permit was finalized on 07/28/00.
06/21/00	A building permit (11907) was issued for a chain link fence at 6341 West Lone Mountain Road. The permit was finalized on 12/29/00.
07/25/00	A building permit (13917) was issued for a trash enclosure at 6341 West Lone Mountain Road. The permit was finalized on 12/29/00.
10/04/00	A building permit (124) was issued for onsite improvements and hardscapes at 6341 West Lone Mountain Road. The permit was finalized on 06/30/01.
11/20/00	A building permit (21152) was issued for a 35-foot tall flag pole at 6341 West Lone Mountain Road. The permit was finalized on 12/21/00.
01/09/04	A building permit (4000463) was issued for a CLV block wall at 6341 West Lone Mountain Road. The permit expired on 08/07/04.
12/27/05	A building permit (55448) was issued for a CLV block wall at 6341 West Lone Mountain Road. The permit has not been finalized.
01/11/06	A building permit (57599) was issued for a CLV block wall and chain link fence at 6341 West Lone Mountain Road. The permit has not been finalized.

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03/21/06	A building permit (6002175) was issued for plumbing work at 6341 West Lone Mountain Road. The permit expired on 09/23/06.
06/03/08	A building permit (116742) was issued for a patio cover at 6341 West Lone Mountain Road. The permit was finalized on 03/04/09.
10/06/08	A building permit (125617) was issued for electrical work to a patio cover at 6341 West Lone Mountain Road. The permit has not been finalized.
08/04/09	A building permit (143268) was issued for a tenant improvement certificate of occupancy. The permit was finalized on 03/08/10.

<i>Pre-Application Meeting</i>	
04/01/10	The following items were discussed at the pre-application meeting: • A Major Amendment to an approved Plot Plan Review (U-0139-98) is required to expand the existing Church/House of Worship building. • A Major Amendment to an approved Special Use Permit (U-0139-98) is required to expand the existing Church/House of Worship use. • Residential Adjacency standards are applicable, as R-1 residences are adjacent to the west property line. • A mapping action is required to combine the two existing lots.

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

<i>Field Check</i>	
04/22/10	A field check was completed on the indicated date. The following items were noted: • Staff observed a well maintained lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.14

<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/House of Worship	L (Low Density Residential)	R-E (Residential Estates)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

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South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-E (Residential Estates)
	Church/House of Worship		C-V (Civic)
West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

<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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	140,902 SF	Y
Min. Lot Width	100 Feet	152 Feet	Y
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• Side	10 Feet	68 Feet	Y
• Side	10 Feet	68 Feet	Y
• Rear	35 Feet	39 Feet	Y
Max. Building Height	2 Stories or 35 Feet	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated w/ a Trellis	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to Title 19.08, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	84 Feet	114 Feet	Y
Adjacent development matching setback	15 Feet	114 Feet	Y
Trash Enclosure	50 Feet	235 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	8 Trees	Y
• South	1 Tree / 30 Linear Feet	10 Trees	15 Trees	Y
• East	1 Tree / 30 Linear Feet	9 Trees	12 Trees	Y
• West (302')	1 Tree / 20 Linear Feet	15 Trees	13 Trees	N
TOTAL PERIMETER TREES		41 Trees	48 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	16 Trees	19 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height			6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

(continued from Table 1412.0, the following parking standards apply):

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	872 SF (Existing)	1:100 of non-fixed seating area in the gathering room	9	3		6	
	5,230 SF (New)		53				
TOTAL SPACES REQUIRED			59				85
TOTAL (With Handicapped)			62		91		Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Eight Foot Perimeter Landscape Buffer	Two foot wide Landscape Buffer along the west perimeter	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
1 Tree for every 20 linear feet, or 15 Trees	13 Trees along the west perimeter	Approval

ANALYSIS

The existing Sikh Temple is located on a 3.14-acre site at 6341 West Lone Mountain Road. The existing site is divided into two separate parcels. A condition of approval has been added requiring a reversionary map to be completed prior to issuance of building permits. The site plan indicates an existing 2,714 square-foot Church/House of Worship, which includes an 872 square-foot gathering room and a proposed 24,183 square-foot addition with a 5,230 square-foot gathering room. The overall square-footage totals 26,897 square feet. The applicant is proposing a total of 91 parking spaces, which is adequate for both the existing and proposed Church/House of Worship use. The applicant indicates that phasing of the project will occur. The first phase will total 10,953 square feet and include a sanctuary, vestibule, kitchen, and site work. The second phase will include the remaining 13,230 square feet and include an expanded sanctuary, office space, and a classroom for Sunday school.

The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways. The elevations indicate a total height of 29 feet. Portions of the new Church/House of Worship project beyond the permitted 35-foot height requirement. These areas which extend beyond 35 feet are architectural features which do not contain any floor area. Pursuant to Title 19.08.060, institutional symbols for Churches/House of Worship may extend into any required setback area and are exempt from the maximum height provisions provided that they are clearly shown as a part of a Site Development Plan Review, thereby making the dome conforming to Title 19.08 requirements.

The site complies with all Title 19 requirements with the exception of required landscaping. Per Title 19.12, a perimeter landscape buffer of eight feet must be provided along all interior property lines. Submitted plans depict a two-foot landscape buffer along a portion of the west property line, which is a six-foot deviation from standard. Also, the applicant is requesting an Exception along the west perimeter buffer to allow 13 trees where 15 trees are required. Staff can support the requested Waiver and Exception requests, as they are minor in nature, and will have minimal impact on the adjacent surrounding properties. In addition, the development is mitigating the deficiencies along the west perimeter buffer with additional perimeter landscaping totaling 48 trees where only 41 trees are required; therefore, staff is recommending approval.

GK

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FINDINGS (SUP-37930)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed expansion of the existing use is compatible with the L (Low Density) land use designation and surrounding uses in the area.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The proposed expansion of the existing Church/House of Worship will be located on the existing site, which is suitable for the type and intensity of the land use proposed.

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

The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways, which is adequate to support the expansion of the Church/House of Worship use.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Church/House of Worship use will not compromise public health, safety, or welfare as the Church/House of Worship will be subject to regular inspections.

5.The use meets all of the applicable conditions per Title 19.04.

The Church/House of Worship use complies with the conditions per Title 19.04.

FINDINGS (SDR-37929)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1.The proposed development is compatible with adjacent development and development in the area;

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The proposed addition to the existing Church/House of Worship complies with residential adjacency requirements and is adequately landscaped, thereby being compatible with adjacent development and development in the area.

2.The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan and Title 19 with the exception of some Perimeter Landscape Buffer standards; however the requested Waiver and Exception are minimal in nature. The remainder of the on-site landscaping meets or exceeds minimum requirements.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways, which is adequate to support the site.

4.Building and landscape materials are appropriate for the area and for the City;

The proposed landscape materials, as conditioned, are appropriate for the area and for the City.

5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building elevations will be harmonious with the existing Church/House of Worship and will be compatible with adjacent residential developments by adhering to residential adjacency requirements.

6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed addition to the existing Church/House of Worship will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 491

APPROVALS 1

PROTESTS 7

CONCERNS 1