



City of Las Vegas

Agenda Item No.: 50.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-41927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - Possible action on a request for a Major Amendment to a previously approved Special Use Permit (01-0073-85) TO ALLOW THE EXPANSION OF A CHURCH/HOUSE OF WORSHIP USE at the southwest corner of Madison Avenue and "E" Street (APNs 132-024-001 through 024-029), R-4 (High Density Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

C.C.: 08/17/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - SUP-41927 and SDR-41925
3. Supporting Documentation
4. Photos - SUP-41927 and SDR-41925
5. Justification Letter - SUP-41927 and SDR-41925
6. Protest Postcard SUP-41927 and SDR-41925

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: Commissioner Goynes abstained from voting, as he is a member of this church.

Minutes:

CHAIR EVANS declared the Public Hearing open for Items 50 and 51.

STEVE GEBEKE, Planning, explained the request as a church expansion, thereby the need for a special use permit to allow the construction of a parking lot on adjacent properties that are zoned for residential use. Perimeter landscaping is provided within four-foot wide planters along the public right-of-way but do not count towards the required 15-foot buffer area; there is also a

PLANNING COMMISSION MEETING OF: JULY 12, 2011

proposed six-foot wide planter along the west perimeter where eight feet is required. Additional exceptions are required regarding reduced number of trees. As a result, staff recommended denial of both applications, as a redesign could be done to meet Title 19 requirements.

LAZELL PREATOR, Preator Consulting, 1012 Silver Retreat Court, Henderson, appeared on behalf of the applicant. Second Baptist Church was incorporated in 1950 and has been a pillar of the community. He gave a history of the corner lots and explained the church has since acquired these lots and used them as parking areas. He pointed out a number of properties that have been operating out of compliance, but they are attempting to upgrade their lots and provide a pedestrian path across the street to this church. There is existing sufficient handicap parking spaces so none would be provided on this lot. Landscaping will be improved with sprinklers and lighting, and the lot will be paved to alleviate much of the dust. He agreed to the conditions.

JUANITA CLARK, Charleston Neighborhood Preservation, expressed support of the request.

CHAIR EVANS declared the Public Hearing closed for Items 50 and 51.

