



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-43718	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43718 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/27/11, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/27/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. 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. Installed landscaping shall not impede visibility of any traffic control device.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
11. 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.
12. Roofing materials shall conform to the requirements of Title 19.08.040(B)(3)(b). Asphalt shingles are prohibited.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.
15. 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.

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16. 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 applicant proposes to add a 5,445 square-foot, single-story addition to an existing 10,790 square-foot church on 2.28 acres at 1941 H Street. Included with this proposal is additional parking and landscaping. The applicant intends for the additional space to be used as ancillary classroom space in support of the existing church services. Staff recommends approval, as the expansion remains consistent with the existing use.

ISSUES

- The site-specific development standards for the C-V (Civic) zoning district were established with the approved Rezoning ZON-32214.
- There is no internal circulation provided from the existing building to the proposed addition.
- The materials specified for proposed the addition are not aesthetically compatible with the existing Church building. Asphalt shingles are a prohibited roofing material, per Title 19.08.040(B)(3)(b).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of "H" Street between Wyatt and the north city limits.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of "H" Street between Doolittle Avenue and College Avenue.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a request for a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of "H" Street between Owens Avenue and College Avenue.
02/18/09	The City Council approved the request to Rezone (ZON-32214) 2.18 acres of property to the C-V (Civic) zoning district and the related request for a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship on 2.28 acres at 1941 "H" Street. The Planning Commission and staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
09/03/74	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c. 1975	Church/House of Worship constructed at 1941 "H" Street.
04/03/07	Building permit #85342 was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 "H" Street. A final inspection was completed on 06/09/07.

<i>Pre-Application Meeting</i>	
10/03/11	A pre-application meeting was held to discuss the development and submittal requirements for a Site Development Plan Review for adding classrooms to an existing church site.

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

<i>Field Check</i>	
11/03/11	A field check was conducted by staff. The site contains a well-maintained Church/House of Worship.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.28

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Apartments	C (Commercial)	R-4 (High Density Residential)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District - 140 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.10.010, the following standards apply:

<i>Standard</i>	<i>Approved (ZON-32214)</i>	<i>Provided</i>
Min. Setbacks		
• Side	20 Feet	76 Feet
• Rear	20 Feet	55 Feet
Max. Lot Coverage	16 %	15 %
Max. Building Height	16 Feet	16 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Conformance</i>
3:1 proximity slope	48 Feet	55 Feet	Y
Adjacent development matching setback	20 Feet	55 Feet	Y
Trash Enclosure	50 Feet	290 Feet	Y

Pursuant to Title 19.10.010, the following standards apply:

<i>Landscaping and Open Space Standards</i>			
<i>Standards</i>	<i>Approved (ZON-32214)</i>		<i>Provided</i>
	<i>Ratio</i>	<i>Trees</i>	
Buffer Trees:			
• North	1 Tree / 30 Linear Feet	12 Trees	10 Trees
• South	1 Tree / 20 Linear Feet	10 Trees	13 Trees
• East	1 Tree / 20 Linear Feet	13 Trees	4 Trees
• West	1 Tree / 20 Linear Feet	10 Trees	6 Trees
TOTAL PERIMETER TREES		45 Trees	33 Trees

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Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	22 Trees
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	5 Feet	5 Feet	
• South	3 Feet	4 Feet	
• East	10 Feet	10 Feet	
• West	16 Feet	5 Feet	
Wall Height	6 Feet Adjacent to Residential	6 Feet	

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
H Street	Secondary Collector	Master Plan of Streets and Highways / Title 19.04 Complete Streets	60	N

Pursuant to 19.12, the following standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	430 Seats	1 space per each four fixed seats, or one space per each 100 SF of non-fixed seating area in the gathering room					
TOTAL SPACES REQUIRED			108		129		
Regular and Handicap Spaces Required			103	5	119	10	Y

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ANALYSIS

The proposed development consists of an existing 10,790 square-foot church with a projected 5,445 square-foot addition and associated parking and landscaping. The proposed one-story addition will be attached to the existing church but will not have internal access to the main building. The additional space will be used for ancillary classroom space and does not aesthetically match the existing white brick building. The proposed asphalt shingles are prohibited materials, per Title 19.08.040(B)(3)(b). The applicant will have to provide a suitable substitute roofing material prior to the issuance of building permits. The proposed addition, parking, and landscaping comply with the development standards established by the approved Rezoning ZON-32214.

The applicant has clearly stated the intent to use this facility as an ancillary use to the established Church/House of Worship use. There were concerns regarding the future use of this addition as a Public or Private School, Primary use, which were discussed during the original pre-application conference. In the event that the proposed 5,445 square-foot space were to be used as a Public or Private School, Primary, a Variance would be required for a parking deficiency and a change in building occupancy may trigger the requirement for a Site Development Plan Review and Special use Permit.

As the addition is an appropriate expansion of the existing facility and will not have a negative impact on neighboring properties, staff recommends approval of the proposed addition. If denied, the subject site will remain as it is.

FINDINGS (SDR-43718)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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;

The proposed development is compatible with the adjacent development and development in the area. It will not negatively affect the surrounding residential and park uses.

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 PF (Public Facilities) General Plan designation and complies with the existing C-V (Civic) development standards.

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

The site access is provided by two existing driveways that empty onto H Street. The site is an existing Church/House of Worship use, and the additional facilities will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building materials do not match the existing church facilities. Staff recommends that the applicant consider choosing material and color finish that is consistent with the existing white-painted brick Church. The applicant shall specify roofing materials that comply with Title 19.08 standards, as conditioned. The landscape materials are appropriate and a condition has been added to ensure compliance with minimum size requirements.

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 massing and placement of the proposed addition fit within the site. However, there are concerns regarding the proposed rose-colored masonry not matching the existing white painted concrete brick finish church facilities and inconsistent architectural details. Staff recommends that the applicant pursue selections of colors that will provide a more attractive street front appearance.

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

The proposed addition will be subject to permit review and inspection prior to occupancy; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 230

APPROVALS 0

PROTESTS 0