

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-20501 - SPECIAL USE PERMIT RELATED TO VAR-20494 - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit FOR AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES - APPROVED subject to conditions and deleting Conditions 2 and 4 - UNANIMOUS

To be heard by City Council on 6/20/07

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 26 and 27.

ROGER SUMMERFIELD, Planning and Development Department, requested that Conditions 2 and 4 be deleted from SUP-20501. He stated that the proposed church expansion is appropriate for the area and recommended approval.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 26 – SUP-20501

MINUTES – Continued:

MELVIN GREENE, 3305 West Spring Mountain Road, Suite No. 92, appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 26 and 27.

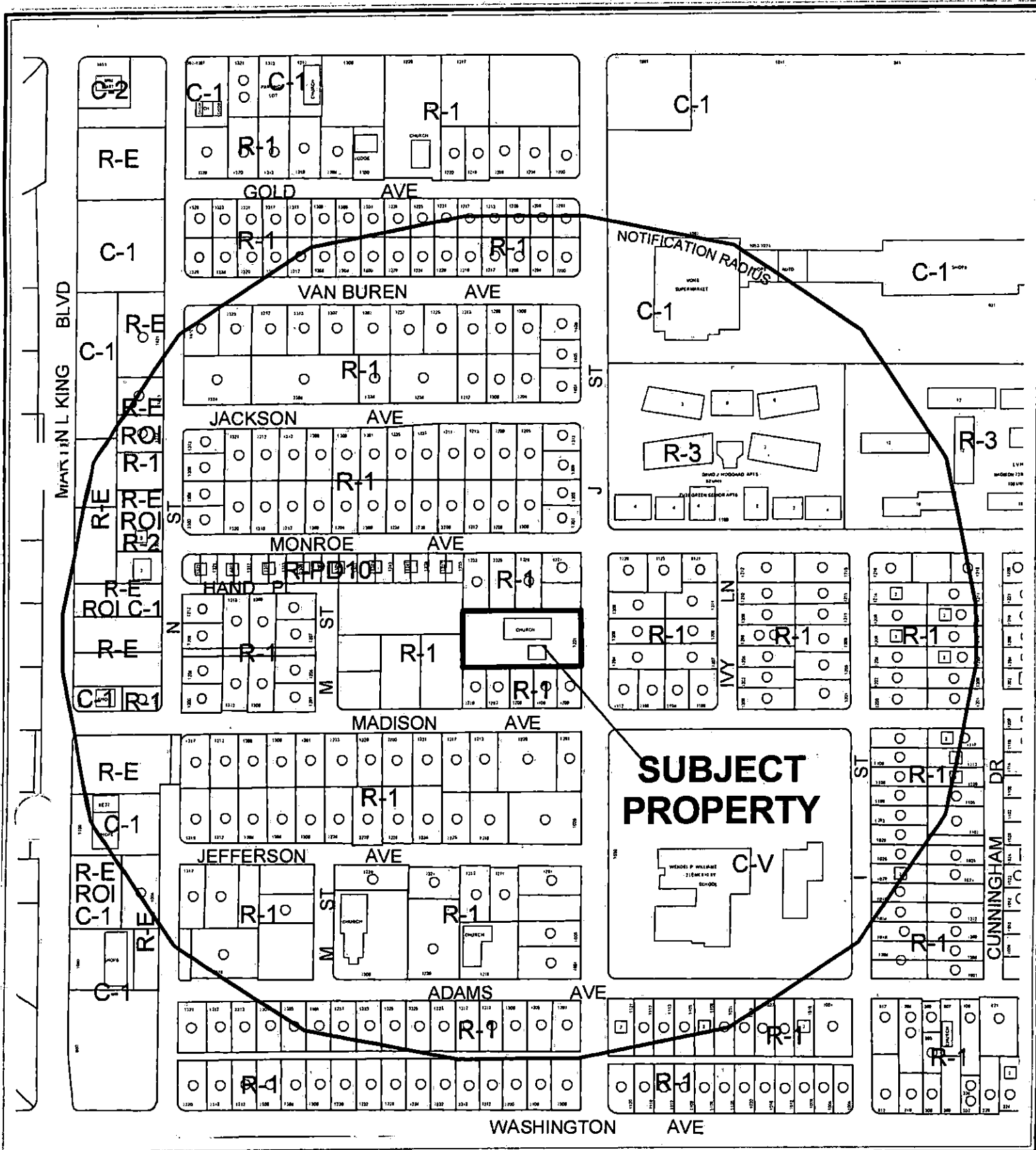
(8:20 – 8:22)

2-1120

CONDITIONS:

Planning and Development

1. Conformance to the conditions of Site Development Plan Review (SDR-20506) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
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. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-20501

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20501 - APPLICANT/OWNER: GREATER CARVER
MISSIONARY BAPTIST CHURCH**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL subject to:

Planning and Development

1. Conformance to the conditions of Site Development Plan Review (SDR-20506) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
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. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20501 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a Church/House of Worship located at 1221 "J" Street. The project will allow for the expansion and operation of an existing church and associated worship facilities. Implementation of the proposed use will assist in sustaining a mature area of the city and appropriately addresses the revitalization goals identified in the General Plan. Staff recommends approval.

BACKGROUND INFORMATION

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	10,520 square feet	1 space for every 4 fixed seats (216 fixed seats)	54	3	51	3	Y
SubTotal			54		54		
TOTAL			54		54		Y

Field Check	
3/20/07	The project site is developed with an existing church sanctuary with a related parish hall and parking lot.

Details of Application Request	
Site Area	
Net Acres	0.96 acres

SUP-20501 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	R-1 (Single-family Residential)
North	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
South	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
East	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
West	Undeveloped Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)

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

DEVELOPMENT STANDARDS

The following parking requirements to the project in accordance with Title 19.04:

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	11,834 square feet	1 space for every 20 linear inches of pew seating space	54	3	51	3	N
SubTotal			54		51		
TOTAL			54		51		N

SUP-20501 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

ANALYSIS

The Church/House of Worship expansion project is located on property zoned R-1 zone which requires a Special Use Permit. As designed the proposed expansion will result in a sanctuary with 216 fixed seats. Per Title 19.04, required parking is one parking space for every four fixed seats. The project adequately addresses the parking requirement as a total of 54 parking spaces are incorporated into the site design with three handicapped accessible spaces.

FINDINGS

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 project will result in the continuation of a Church/House of Worship use that can benefit the surrounding residential community.

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

The project site is capable of accommodating the proposed expansion.

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."**

Vehicular access is available and adequate.

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."**

The project will not result in any adverse effects that negatively affect the surrounding residential community.

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

The project will conform to the special use conditions of Title 19.04.

SUP-20501 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 253 [Mailed with VAR-20494 and SDR-20506]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20501** APN: 139-28-603-006

Name of Property Owner: Greater Carver Missionary Baptist Church

Name of Applicant: Greater Carver Missionary Baptist Church

Name of Representative: Melvin Green Architect, Ltd.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

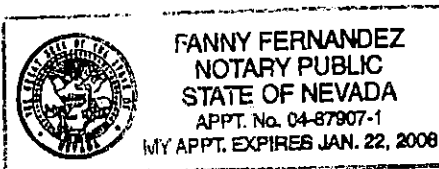
Signature of Property Owner: Albert Richards

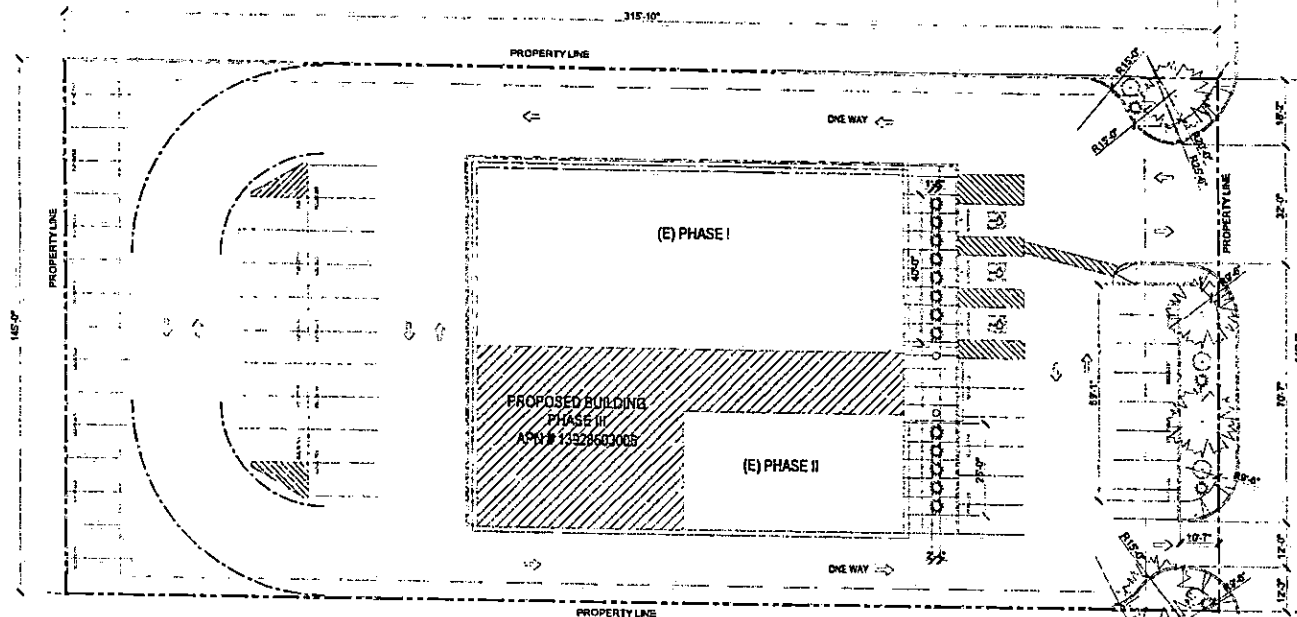
Print Name: ALBERT RICHARDS

Subscribed and sworn before me

This 12 day of MARCH 2007

[Signature]
Notary Public in and for said County and State





LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



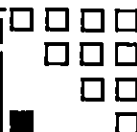
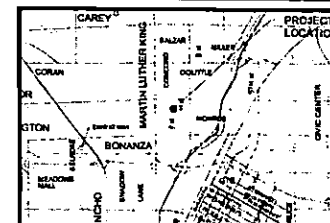
LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE
	PINUS ELAEAGNUS MONDEL PINE	4	24" BOX
	OSTRYA VIRGINICA ARCTIC/RED/GREEN DESERT SPOON	17	5 GALLON
	HESPERALOE PARVIFLORA REDDED HESPERALOE	4	5 GALLON

GENERAL NOTES

- 1) LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY REQUIRED TREE.
- 2) GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. GROUND COVERS IN THE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATION, ROCKS AND SMALL STONES, COARSE ROCK AND SAND, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.
- 3) THE SPRINKLER SYSTEM DESIGN SHALL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT AND DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NETWORKS IN THE AREA.
- 4) THE SHOP DRAWING DESIGN SHALL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PAVED AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- 5) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
- 6) THE IRRIGATION CONTRACTOR SHALL PUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAT ONTO WALKWAYS, DRIVEWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.
- 7) ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO GRASS OR SOIL OF ANY KIND WILL BE BACKWASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
- 8) ALL SPRINKLER HEADS SHALL BE AT LEAST 12 INCHES FROM THE GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.
- 9) ALL UTILITY POLES AND ABOVE GROUND UTILITY INSTALLATIONS OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY SEVEN FEET IN HEIGHT INCLUDING FLAG AND CONCRETE COLLARS SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHTS OF WAY OR ROADWAY. WHENEVER IT IS NEARER TO THE STRUCTURES, THE LANDSCAPING SHALL INCLUDE TALL GRASSES AND IRRESISTIBLE WHICH A SATURATED WALL PROVIDE ADEQUATE PROTECTION OF THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BODIES SHALL BE PLACED SO THAT THE ACCESS DOORS OPEN PARALLEL TO THE STREET CORNER AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPE SCHEME.

VICINITY MAP



10: Marvin Green Architect, Ltd. 2004

REVISION BY

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SUP-20501
04/26/07 PC

DATE: 10-01-07
SCALE: AS INDICATED
DRAWN: EBF
JOB NO: 06-118

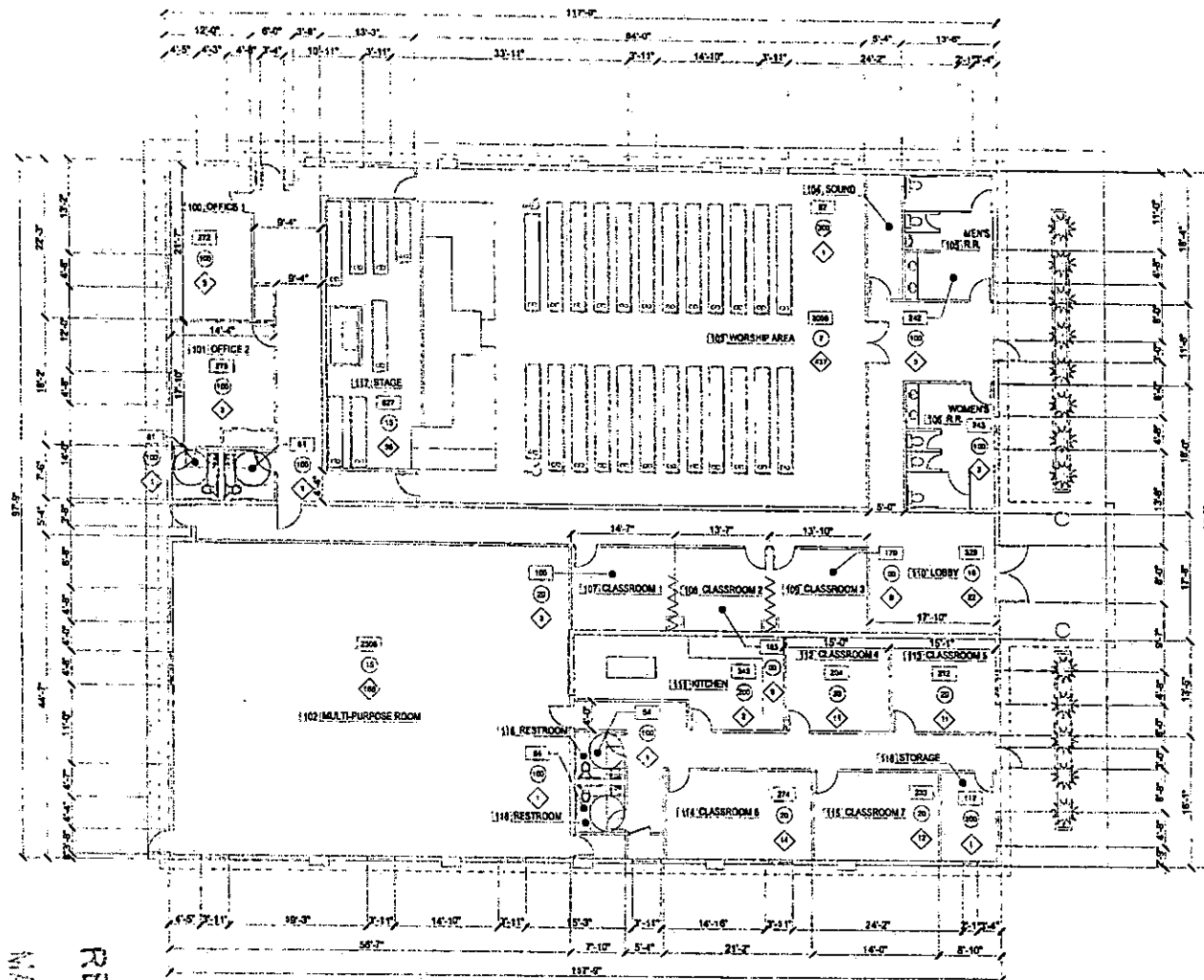
SHEET
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OF 4-SHETS

RECEIVED
MAR 19 2007

MGA Marvin Green Architect, Ltd.
1221 NORTH 3RD STREET
LAS VEGAS, NV 89106
TEL: 702.735.1234
FAX: 702.735.1235
WWW.MGA-ARCHITECTS.COM

PROJECT: GREATER CARVER MISSIONARY BAPTIST CHURCH
1221 NORTH 3RD STREET
LAS VEGAS, NV 89106
SHEET TITLE: LANDSCAPE PLAN



RECEIVED
MAR 19 2007

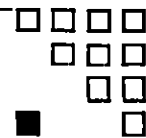
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND
 [Symbol] SOLID AREA
 [Symbol] OCCUPANT LOAD
 [Symbol] NUMBER OF OCCUPANTS

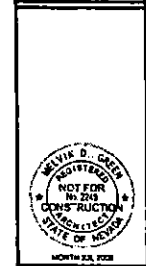
TOTAL OCCUPANTS 756
OCCUPANT CAPACITY 216

SUP-20501
04/26/07 PC



© Melvin Green Architect, Ltd. 2006

REVISIONS

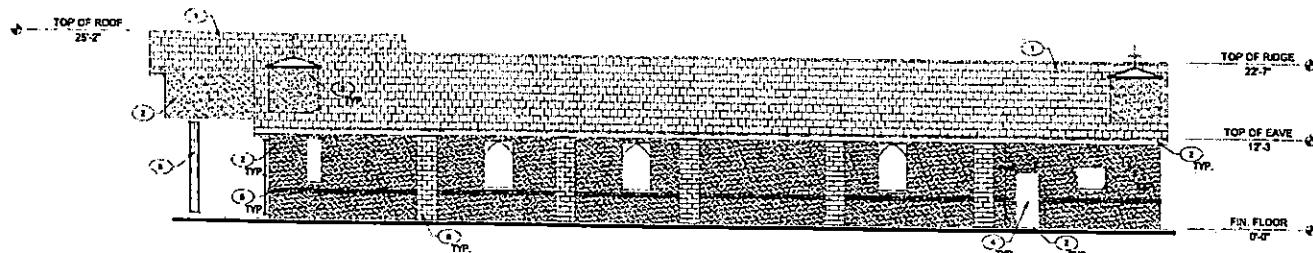


MGA Melvin Green Architect, Ltd.
 1221 NORTH "J" STREET
 LAS VEGAS, NV 89106

PROJECT: GREATER CARVER MISSIONARY BAPTIST CHURCH
 1221 NORTH "J" STREET
 LAS VEGAS, NV 89106
 SHEET TITLE: FIRST FLOOR PLAN

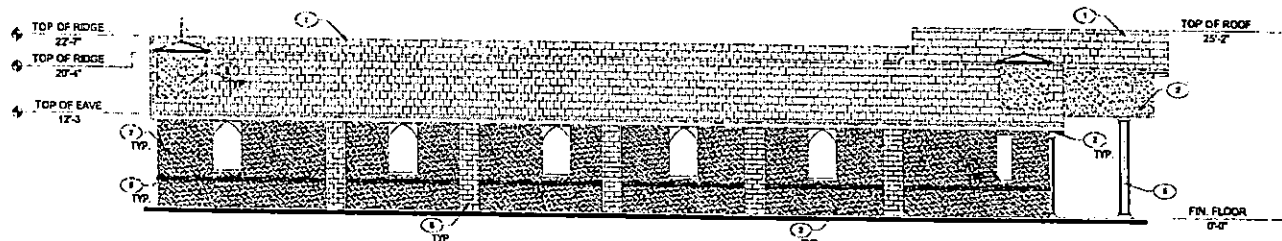
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 JOB NO.: 06-011

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 OF SHEETS



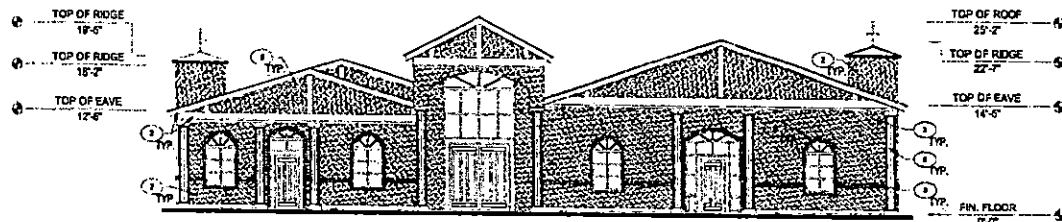
NORTH ELEVATION

SCALE: 1/8" = 1'



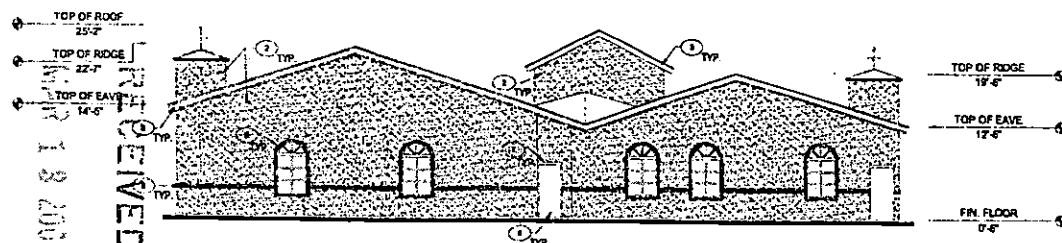
SOUTH ELEVATION

SCALE: 1/8" = 1'



EAST ELEVATION

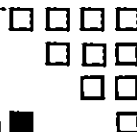
SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'

KEYNOTES	
1	SLATE TILE, CHARCOAL COLOR
2	STUCCO, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
3	WOOD TRIM, PAINTED W/ EXTERIOR GRADE RED LATEX PAINT
4	DOOR, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
5	PRECAST CONCRETE COLUMNS, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
6	DOOR FRAME, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
7	2" POP-OUT, PAINTED W/ EXTERIOR GRADE RED LATEX PAINT
8	CONCRETE STEPS, UNGRADED



Markin Group Architects, Ltd. 2004

PROJECT: 1221 NORTH "J" STREET
LAS VEGAS, NV 89106



MGA Markin Group Architects, Ltd.
1221 NORTH "J" STREET
LAS VEGAS, NV 89106
TEL: 702.734.1234
FAX: 702.734.1235
WWW.MGA-ARCH.COM

PROJECT: GREATER CARVER MISSIONARY BAPTIST CHURCH
1221 NORTH "J" STREET
LAS VEGAS, NV 89106

DATE: 04/26/07
SCALE: AS SHOWN
DRAWN: MGS/JUN
JOB NO: 08-018

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A6.01
OF SHEETS

SUP-20501
04/26/07 PC



  **MELVIN GREEN ARCHITECT, LIMITED**

April 5, 2007

City of Las Vegas
Planning and Development Department
Development Services
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for APN 139-28-603-006
for Special Use Permit and Design Review for Proposed Church

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are please to submit this Justification Letter in support of our request for Special Use Permit and Design Review approval for the above referenced project in an R-E Zoning designation. There is an existing church on the project location; Greater Carver Missionary Baptist Church at 1221 J Street.

The proposed project consists of a single-storey 11,505 square foot church, fully described in the Architectural exhibits that are part of this Special Use application package.

The project building area, coverage, setbacks, and parking as depicted on Architectural exhibits are in full compliance with Title 19A Standards.

The proposed church expansion will be compatible with the surrounding area. The main building entrance will be located adjacent to J Street. Landscaping compliments the building exterior façade. Additional landscaping will be added to screen the proposed parking lot.

We respectfully request approval from The City of Las Vegas Current Planning for our Special Use Permit and Design Review.

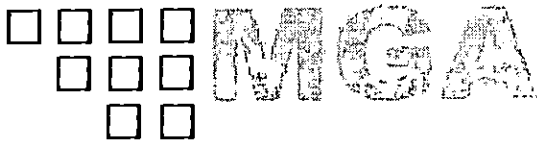
If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.



Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.

SUP-20501
REVISED 05/10/07



  **MELVIN GREEN ARCHITECT, LIMITED**

March 12, 2007

City of Las Vegas
Planning and Development Department
Development Services
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for APN 139-28-603-006
Variance for Parking, Special Use Permit, Design Review for Proposed Church

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are please to submit this Justification Letter in support of our request for Special Use Permit and Design Review approval for the above referenced project in an R-1 Zoning designation. There is an existing church on the project location; Greater Carver Missionary Baptist Church at 1221 J Street.

We are requesting a waiver of interior landscape islands due to existing conditions and the ability to provide for fire access around the building. We are also requesting a variance for parking to provide 51 spaces, where 71 are required, due to existing conditions and the size of the lot.

The proposed project consists of a single-storey 11,505 square foot church, fully described in the Architectural exhibits that are part of this Special Use application package.

The project building area, coverage, setbacks, and parking as depicted on Architectural exhibits are in full compliance with Title 19A Standards.

The proposed church expansion will be compatible with the surrounding area. The main building entrance will be located adjacent to J Street. Landscaping compliments the building exterior façade. Additional landscaping will be added to screen the proposed parking lot.

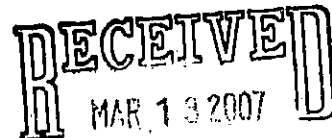
We respectfully request approval from The City of Las Vegas Current Planning for our Special Use Permit and Design Review.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.



Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.



SUP-20501
04/26/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-20506 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20494 AND SUP-20501- PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A 4,154-SQUARE FOOT ADDITION TO AN EXISTING 7,681 SQUARE FOOT CHURCH on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

See Item 26 for related discussion.

(8:20 – 8:22)
2-1120

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20501) shall be required.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 27 – SDR-20506

CONDITIONS – Continued:

2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/27/07, except as amended by conditions herein.
4. 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.
5. 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.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. 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.

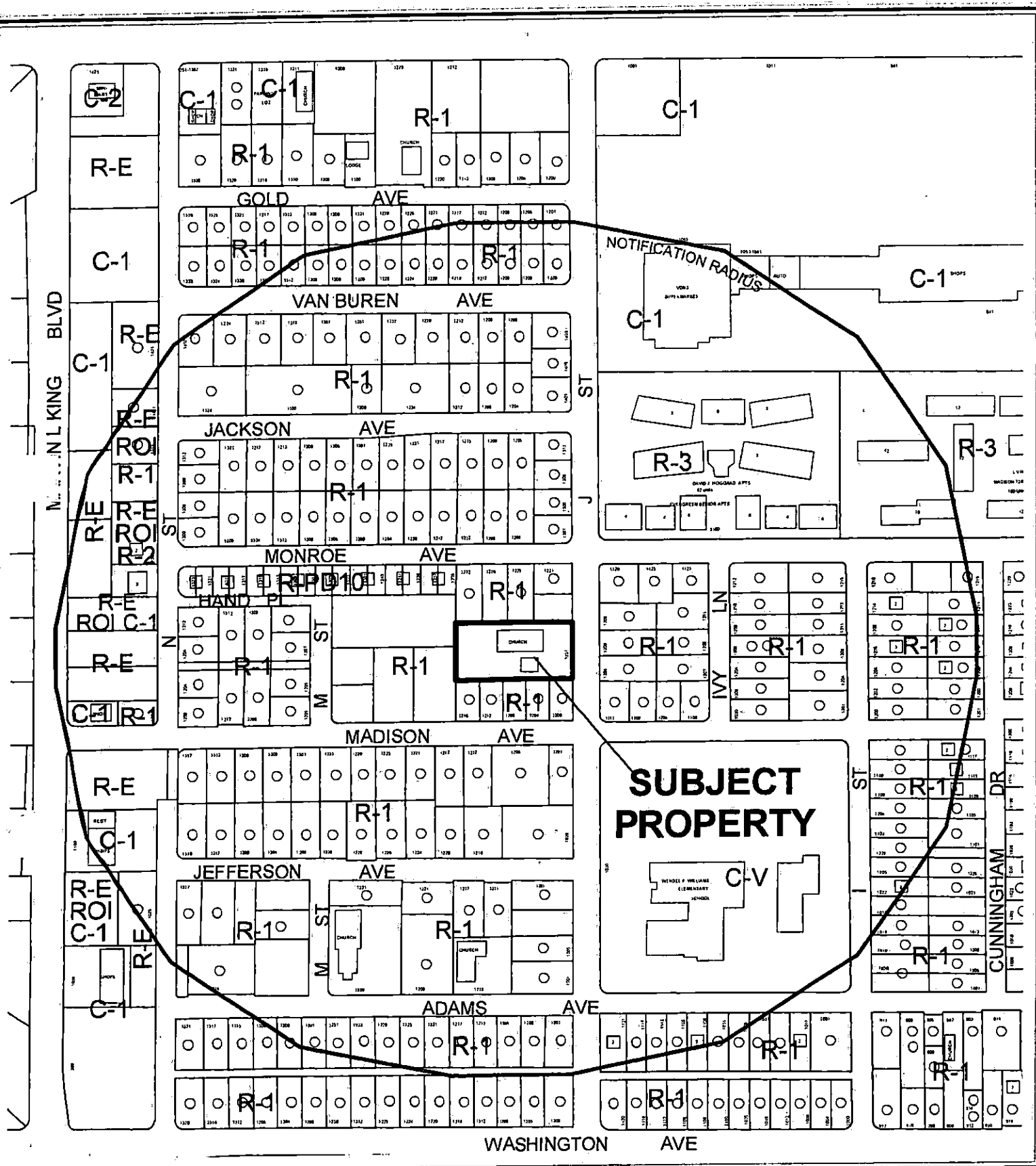
PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 27 – SDR-20506

CONDITIONS – Continued:

11. A Waiver is hereby granted to allow no parking lot finger islands and associated trees within the parking lot.
12. A revised floor plan shall be submitted prior to the issuance of the Building Permit indicating fixed seating within the church sanctuary.
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 public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from "J" Street.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping 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.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: **SDR-20506**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20506 - APPLICANT/OWNER: GREATER CARVER
MISSIONARY BAPTIST CHURCH**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL** subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20501) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/27/07, except as amended by conditions herein.
4. 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.
5. 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.
6. 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).

SDR-20506 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. 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.
11. A Waiver is hereby granted to allow no parking lot finger islands and associated trees within the parking lot.
12. A revised floor plan shall be submitted prior to the issuance of the Building Permit indicating fixed seating within the church sanctuary.
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 public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from "J" Street.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping 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.

SDR-20506 - Conditions Page Three
May 10, 2007 - Planning Commission Meeting

18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

SDR-20506 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 2,839 square foot addition to an existing 7,681 square foot church with associated hardscape and landscape improvements on a 0.96 acre site located at 1221 "J" Street. A companion request for a Special Use Permit (SUP-20501) shall be considered concurrently with this proposal. The expansion project will conform to the development standards of Title 19.08 and the Special Use regulations of Title 19.04. Moreover, the project is situated within a mature area of the city and will assist in achieving revitalization goals of the General Plan. Staff recommendation is for approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
NA	
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
02/23/07	A Pre-application meeting was held and Planning staff advised the applicant of the Title 19 requirements with respect to the proposed expansion.
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application or was one held.	
Field Check	
3/20/07	The project site is developed with a church and community center/parish hall, and parking. Single family residences are located south, north, and east of the project site. An undeveloped/vacant single family residential lot borders the west property line. Chain link fencing runs along the entire perimeter of the site.
Details of Application Request	
Site Area	
Net Acres	0.96 acres

SDR-20506 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	R-1 (Single-family Residential)
North	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
South	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
East	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
West	Undeveloped Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)

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

DEVELOPMENT STANDARDS

The following development standards pursuant to Title 19.08 apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 square feet	41,818 square feet	Y
Min. Lot Width	65 feet	145 feet	Y
Min. Setbacks			
• Front	20	86	Y
• Side	5	20, 24	Y
• Corner	-	-	Y
• Rear	15	112	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	2 stories or 35 feet; the lessor of the two	25 feet	Y
Trash Enclosure	NA	58 feet	NA
Mech. Equipment	Screened	Screened	Y

JA

SDR-20506 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

The following landscape standards apply pursuant to Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Spaces	8 Trees	0 Trees	N
Buffer: Min. Trees	1 tree per 30 linear feet	4 Trees	4	Y
TOTAL		4	4	
Min. Zone Width	6 Feet along Right-of-way 0 Feet along interior lot lines		11 feet (ROW) 0 feet	Y
Wall Height	8 Feet (optional)		6 foot Chain link fence and block wall	Y

The following parking standards apply pursuant to Title 19.04:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	10,520 square feet	1 space for every 4 fixed seats	54	3	51	3	Y
SubTotal			54		54		
TOTAL			54		54		Y

ANALYSIS

- General Plan and Zoning**

The project site has a land use designation of L (Low Density Residential) and the underlying zone is R-1 (Single Family Residential) consistent with the General Plan. The proposal is a permitted use within the R-1 zoning district with a Special Use Permit.

SDR-20506 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

- **Site Plan**

The site plan indicates a 2,839 square foot expansion of an existing church with associated hardscape and landscape improvements. The subject parcel is surrounded by existing single-family residential along the north, south, and east. West of the project site is undeveloped land. The project will assist in enhancing the neighboring residential uses and will contribute to revitalization goals targeted for this community consistent with the General Plan.

- **Plan Elevations**

The project was reviewed for conformance with Title 19.08 Residential Adjacency Standards (RAS). The standards allow for a one-story structure no greater than 15 feet in height to be built at the setback line for the underlying zone. The project cross sections depict a building with a high point of 25-feet and a low point 12-feet along the southern and northern edges which conform to the RAS standards. The required side setback is 5-feet and the project will result in a 20-foot and 27-foot setback along the south and north property lines respectively. Church steeples are also located at these points and are exempt from the height provisions.

- **Parking Plan**

Project parking will conform with Title 19.04 Church/House of Worship which requires 1 space per 4 fixed seats. A total of 54 spaces are required as the project is designed providing fixed seating for 216 persons including three spaces designed in compliance with Americans with Disabilities Act (ADA) standards and Title 19.10 Parking Standards.

- **Landscape Plan**

The proposal is subject to the perimeter landscaping requirements per Title 19.12 for single family residential districts and the parking landscaping regulations of Title 19.10. This district requires buffer improvements along the street frontage however do not require landscaping along the interior lot lines. The project provides the required 6 foot buffer with an 11 foot buffer along the Right-of-way along with four 24-inch box trees per code. No landscaping will be provided along interior lot lines. The applicants requests a Waiver of parking lot landscaping as the project does not provide the required 8 finger islands and trees within the parking area.

SDR-20506 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

FINDINGS

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;**

The project expansion is considered compatible with surrounding single family residential uses and will implement an upgraded religious facility within a General Plan designated revitalization 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 project is consistent with the General Plan will conform with the Special Use Requirements as well as site design and parking standards of Title 19.04 and Title 19.10 .

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

Site access is adequate as vehicular entry points will be made along J Street.

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

The building design and use of landscape materials will improve the aesthetics in the immediate vicinity.

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 architectural design will result in an upgrade to the existing church and provide a modern appearance to this mature area of West Las Vegas.

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

It is not anticipated that the proposal will result in significantly adverse effects to public safety.

SDR-20506 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 253 [Mailed with VAR-20494 and SUP-20501]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20506**

APN: 139-28-603-006

Name of Property Owner: Greater Carver Missionary Baptist Church

Name of Applicant: Greater Carver Missionary Baptist Church

Name of Representative: Melvin Green Architect, Ltd.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Albert Richard Sr

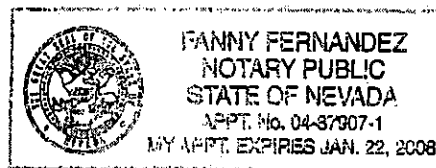
Print Name:

ALBERT RICHARD SR

Subscribed and sworn before me

This 12 day of MARCH, 2007

[Signature]
Notary Public in and for said County and State





REVISED 87



MGA
Metelin Green Architects, Ltd.
architectural • planning • interiors
2000 W. Elgin Street, Suite 201 • Los Angeles, CA 90057 • (213) 264-6100

GREATER CARVER MISSIONARY BAPTIST CHURCH
1221 NORTH "J" STREET
LAS VEGAS, NV 89106

SCALE: 1/8" = 1'-0"



04/26/07 PC

MAR 13 2007

LEGEND

XXXX AREA

(XX) OCCUPANT LOAD FACTOR

(X) NUMBER OF OCCUPANTS

TOTAL OCCUPANTS: 756

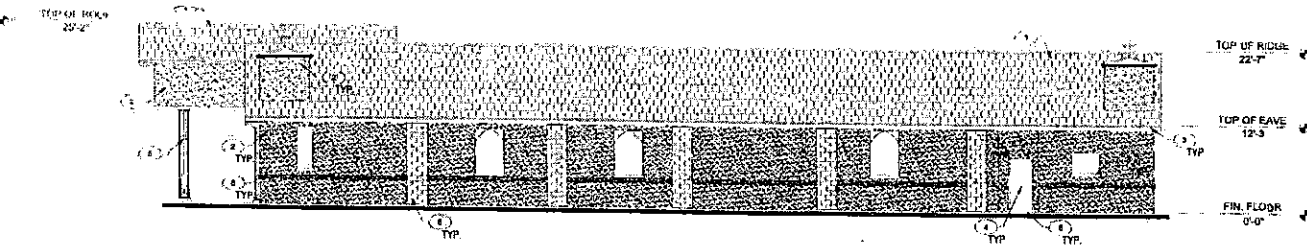
SEATING CAPACITY: 219

DATE	X0908A
SNAME	ALFREDGATED
SMARY	BUFF
JOBNO	W-016

HEET

A1.01

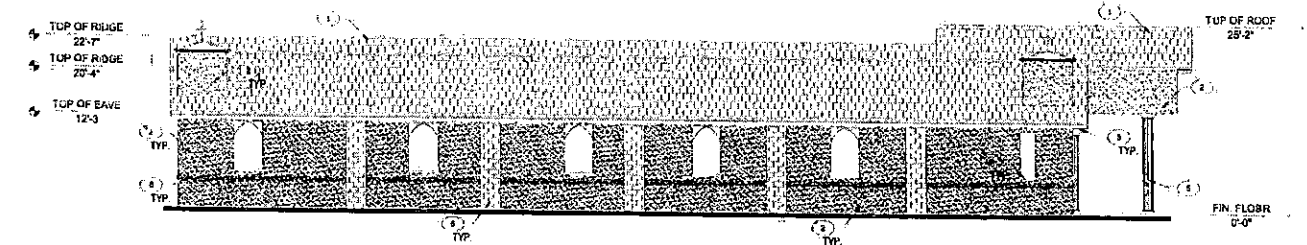
OF SHEETS



NORTH ELEVATION

SCALE: 1/8" = 1'

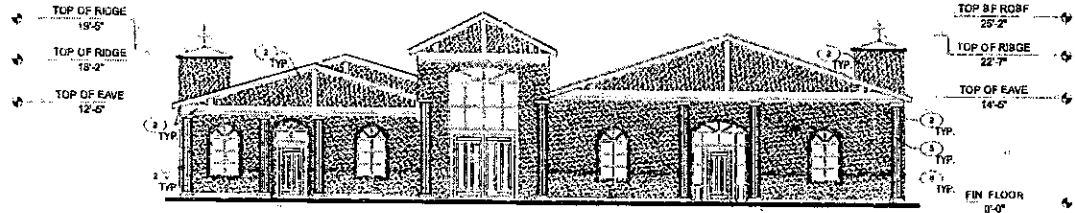
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SOUTH ELEVATION

SCALE: 1/8" = 1'

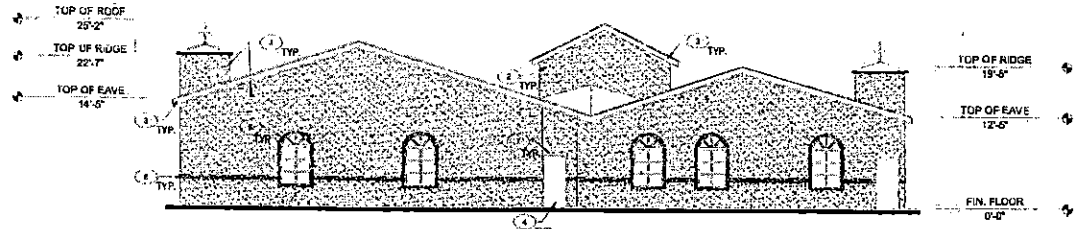
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EAST ELEVATION

SCALE: 1/8" = 1'

3



WEST ELEVATION

SCALE: 1/8" = 1'

4

KEYNOTES	
1	SLATE T.C.E. CHIMNEY
2	SIDING, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
3	WOOD TRIM, PAINTED W/ EXTERIOR GRADE RED LATEX PAINT
4	DOOR, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
5	FIBERGLASS COLUMNS, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
6	CHIM COLUMNS, PAINTED W/ EXTERIOR GRADE RED LATEX PAINT
7	DOOR FRAME, PAINTED W/ EXTERIOR GRADE WHITE LATEX PAINT
8	2" POP-OUT, PAINTED W/ EXTERIOR GRADE RED LATEX PAINT
9	CONCRETE STEPS, UNCOATED

PROJECT: GREATER CARVER MISSIONARY BAPTIST CHURCH
1221 NORTH "J" STREET
LAS VEGAS, NV 89106

DATE: 04/06/07
SCALE: AS NOTED
DRAWN: MURRAY
APP'D: MURRAY

SHEET: A6.01

EXTERIOR ELEVATIONS

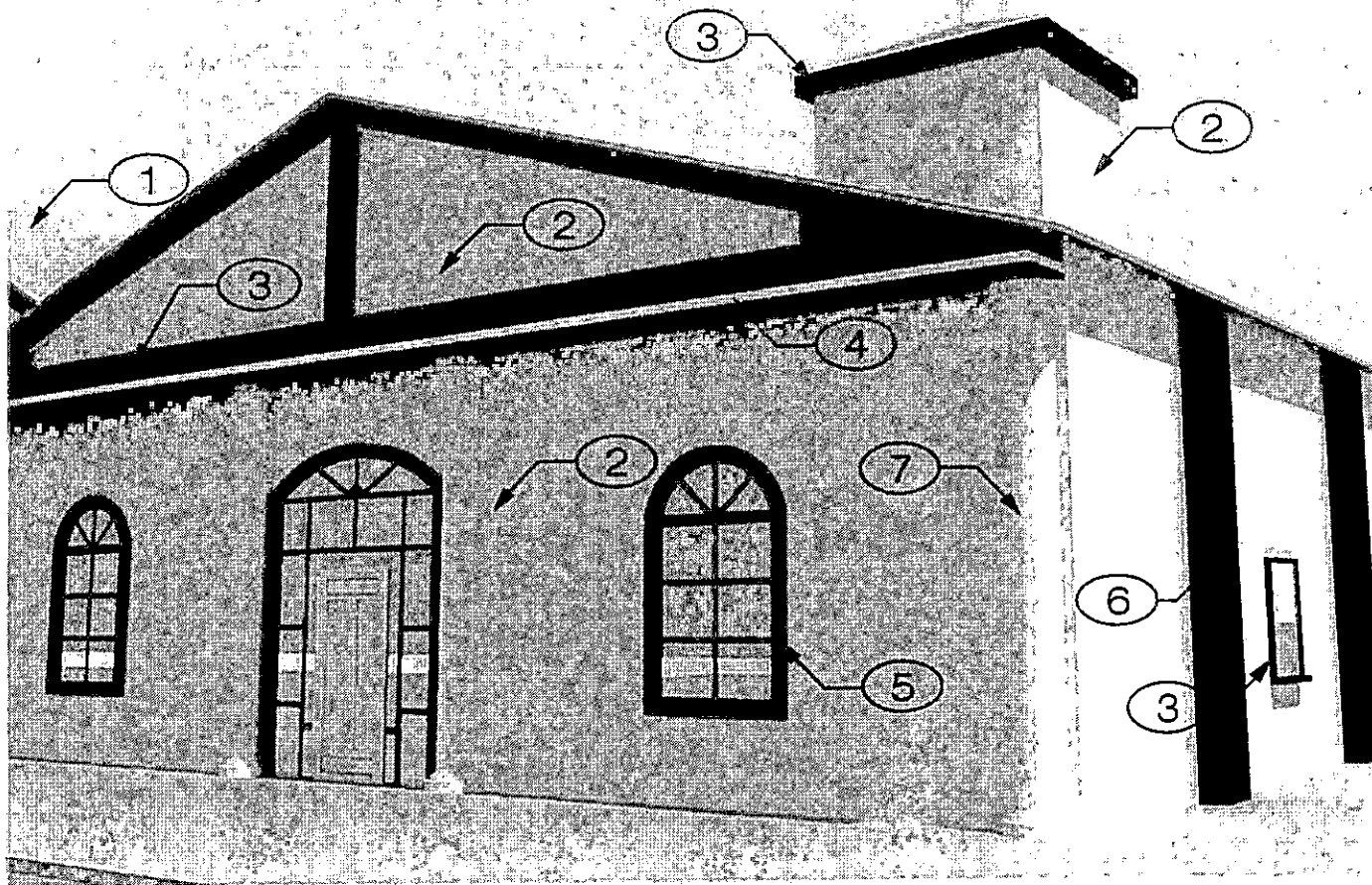
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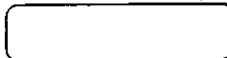
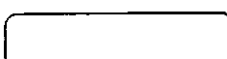
MAR 13 2007

SDR-20506

04/26/07 PC

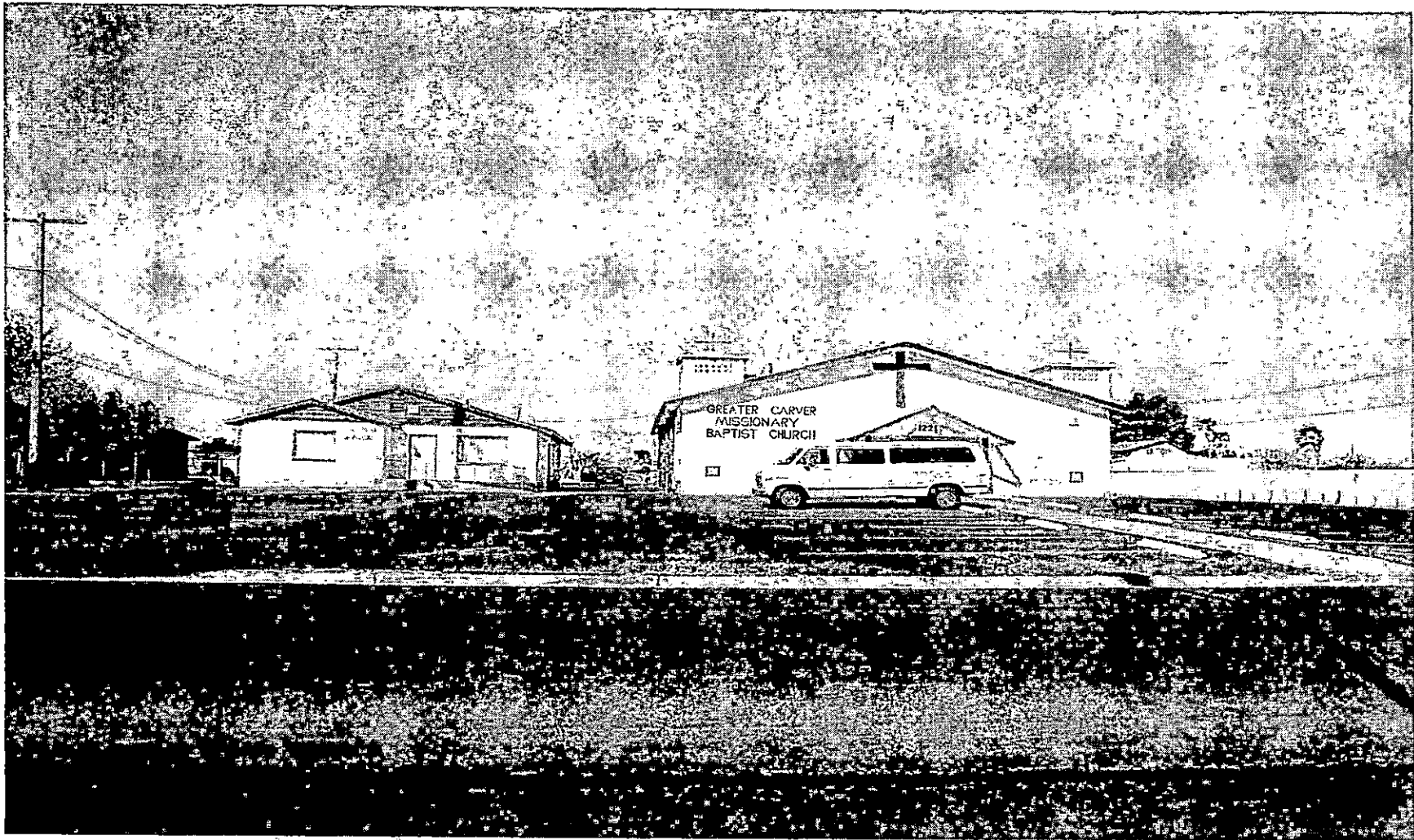
Greater Carver Baptist Church
Zoning Application
Color and Materials Sheet



Keynote	Material	Finish	Color	Manufacturer	Sample
1	Roof Tile	Slate	Stone Mountain Blend	Monier Life Tile	
2	Stucco	Exterior Latex Paint	Creative White 8640W	Frazee	
3	Wood Trim	Exterior Latex Paint	Sizzling Haute AC119R	Frazee	
4	Wood Trim	Exterior Latex Paint	Creative White 8640W	Frazee	
5	Stucco Trim	Exterior Latex Paint	Sizzling Haute AC119R	Frazee	
6	CMU	Exterior Latex Paint	Sizzling Haute AC119R	Frazee	
7	Fiberglass Column	Exterior Latex Paint	Creative White 8640W	Frazee	

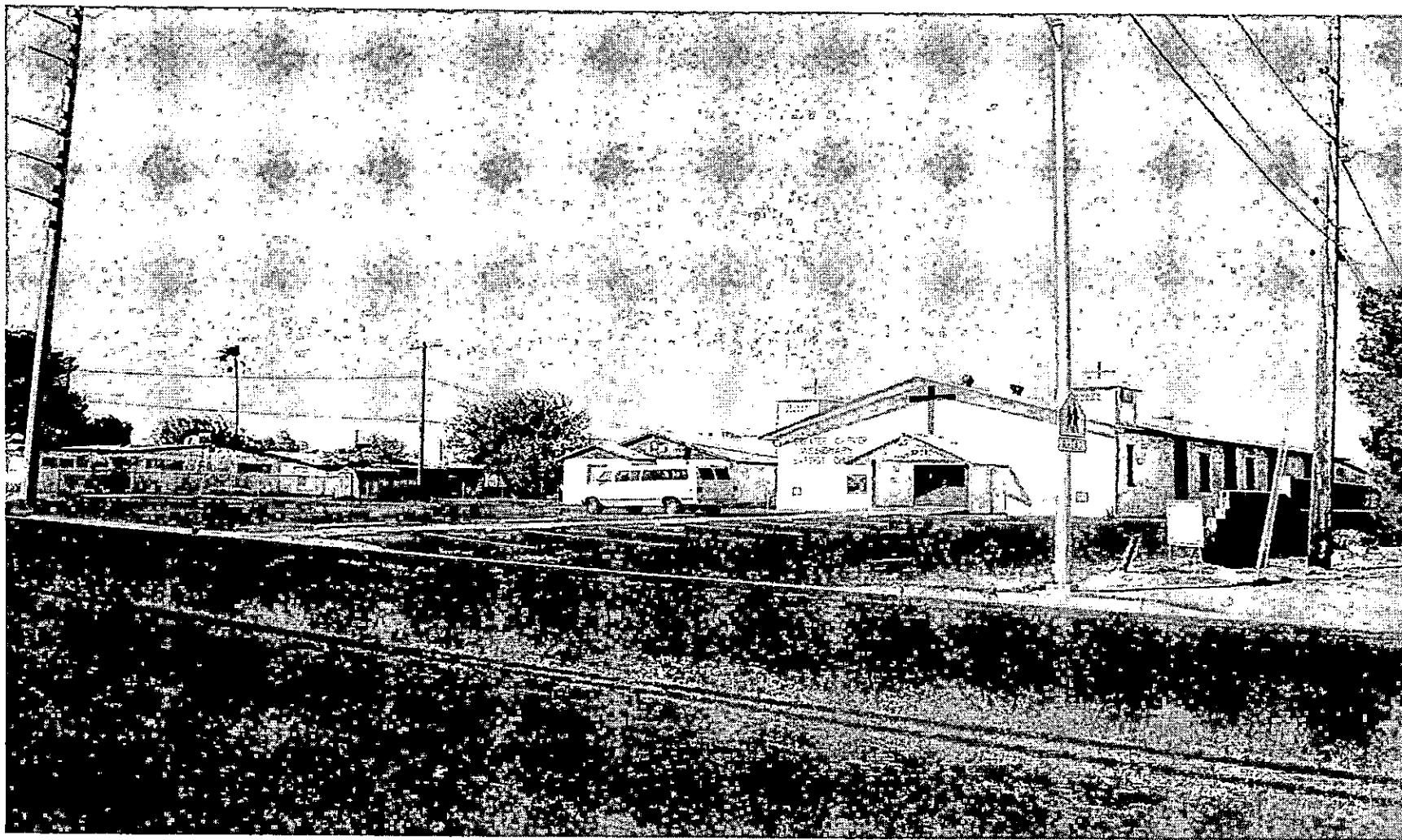
SDR-20506
04/26/07 PC

Melvin Green Architect, Ltd.



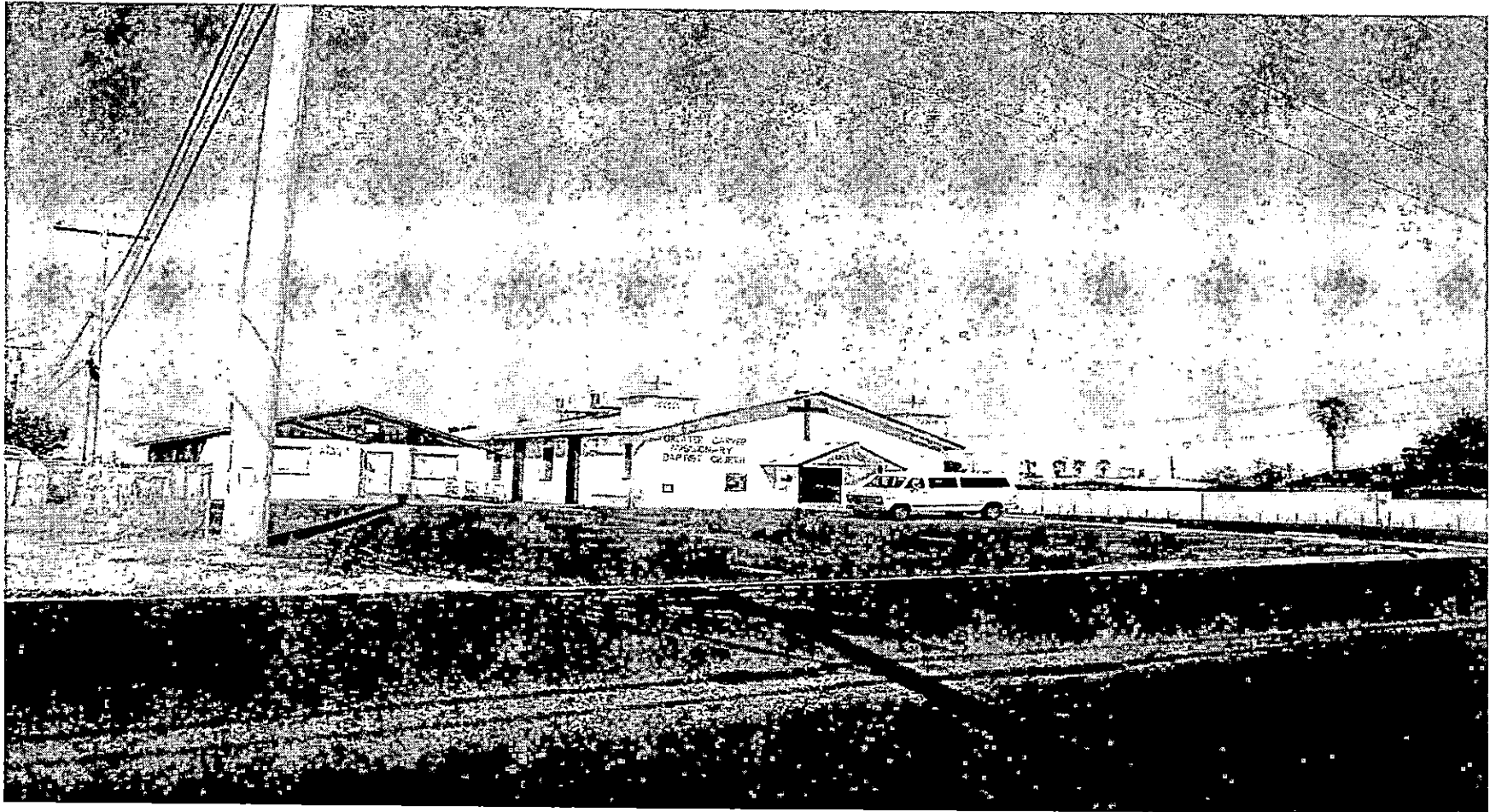
VAR-20494, SUP-20501 & SDR-20506 - APPLICANT/OWNER: CARVER MISSIONARY BAPTIST CHURCH
1221 "J" STREET
MAY 10, 2007 PLANNING COMMISSION

03/28/07



VAR-20494, SUP-20501 & SDR-20506 - APPLICANT/OWNER: CARVER MISSIONARY BAPTIST CHURCH
1221 "J" STREET
MAY 10, 2007 PLANNING COMMISSION

03/28/07



VAR-20494, SUP-20501 & SDR-20506 - APPLICANT/OWNER: CARVER MISSIONARY BAPTIST CHURCH
1221 "J" STREET
MAY 10, 2007 PLANNING COMMISSION

03/28/07



  **MELVIN GREEN ARCHITECT, LIMITED**

April 5, 2007

City of Las Vegas
Planning and Development Department
Development Services
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for APN 139-28-603-006
for Special Use Permit and Design Review for Proposed Church

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are please to submit this Justification Letter in support of our request for Special Use Permit and Design Review approval for the above referenced project in an R-E Zoning designation. There is an existing church on the project location; Greater Carver Missionary Baptist Church at 1221 J Street.

The proposed project consists of a single-storey 11,505 square foot church, fully described in the Architectural exhibits that are part of this Special Use application package.

The project building area, coverage, setbacks, and parking as depicted on Architectural exhibits are in full compliance with Title 19A Standards.

The proposed church expansion will be compatible with the surrounding area. The main building entrance will be located adjacent to J Street. Landscaping compliments the building exterior façade. Additional landscaping will be added to screen the proposed parking lot.

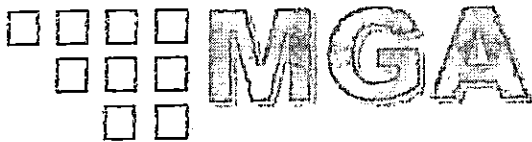
We respectfully request approval from The City of Las Vegas Current Planning for our Special Use Permit and Design Review.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.

Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.

SDR-20506
REVISED 05/10/07



☐ MELVIN GREEN ARCHITECT, LIMITED

March 12, 2007

City of Las Vegas
Planning and Development Department
Development Services
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for APN 139-28-603-006
Variance for Parking, Special Use Permit, Design Review for Proposed Church

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are please to submit this Justification Letter in support of our request for Special Use Permit and Design Review approval for the above referenced project in an R-1 Zoning designation. There is an existing church on the project location; Greater Carver Missionary Baptist Church at 1221 J Street.

We are requesting a waiver of interior landscape islands due to existing conditions and the ability to provide for fire access around the building. We are also requesting a variance for parking to provide 51 spaces, where 71 are required, due to existing conditions and the size of the lot.

The proposed project consists of a single-storey 11,505 square foot church, fully described in the Architectural exhibits that are part of this Special Use application package.

The project building area, coverage, setbacks, and parking as depicted on Architectural exhibits are in full compliance with Title 19A Standards.

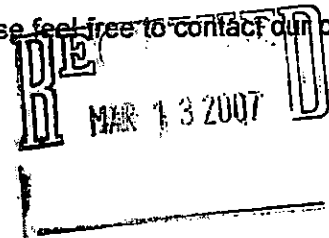
The proposed church expansion will be compatible with the surrounding area. The main building entrance will be located adjacent to J Street. Landscaping compliments the building exterior façade. Additional landscaping will be added to screen the proposed parking lot.

We respectfully request approval from The City of Las Vegas Current Planning for our Special Use Permit and Design Review.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.

Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.



SDR-20506
04/26/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC. - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Kalb Industries of Nevada, Ltd.

MOTION:

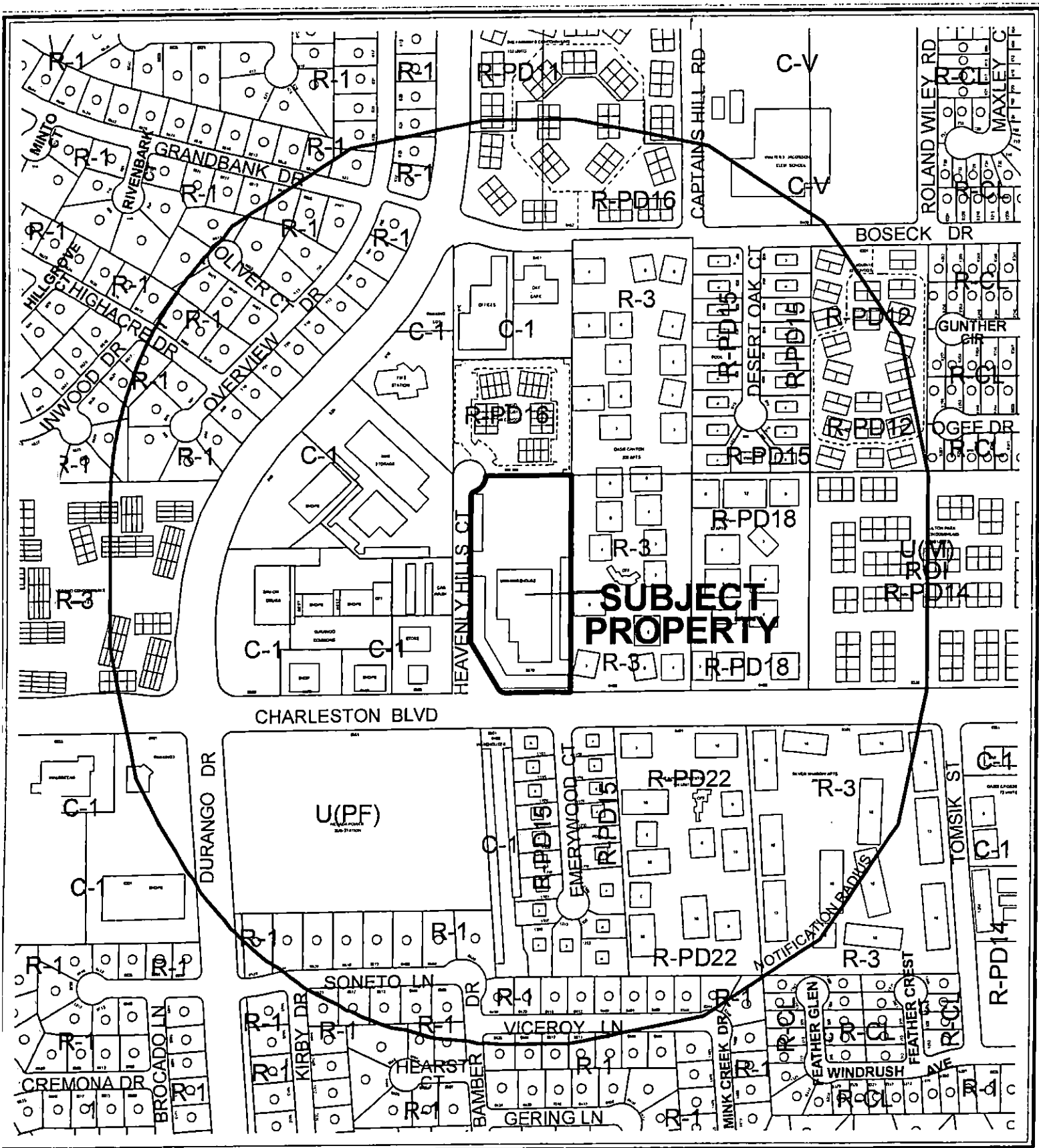
GOYNES – STRIKE Item 25; TABLE Items 16 and 43-44; HOLD IN ABEYANCE Items 28 and 47-48 to 5/24/2007; Items 17-21 and 37-42 to 6/14/2007 – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, expressed the applicants' requests that Items 28 and 47-48 be held in abeyance to 5/24/2007.

COMMISSIONER STEINMAN questioned the need to hold Item 28 in abeyance and suggested the item be heard. MR. RANKIN pointed out that the applicant had requested to hold the item and observed that the applicant was not present. MARGO WHEELER, Director of Planning and Development Department, emphasized the abeyance request did not come from staff.

(6:02 – 6:09)



CASE: **VAR-20443**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: **VAR-20443**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-20443 - APPLICANT: KALB INDUSTRIES OF NV -
OWNER: DURANGO MINI STORAGE, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-7-95) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20443 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance Request for a Variance to allow a four foot addition to an existing 12-foot wall for a total height of 16 feet measured from the lower side of the wall where 12 feet is the maximum allowed and a total height of nine feet where eight feet is the maximum allowed on the higher side of the wall at an existing mini-storage and RV parking facility at 8470 West Charleston Boulevard.

While the existing wall is comprised of concrete block, the extension will be of decorative wrought iron. The applicant has created a self-imposed hardship by proposing to build a wall that stands higher than the maximum allowed by code; therefore, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/15/95	The City Council approved a request for Rezoning (Z-7-95) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject site. This application included a site plan for an 86,374 square-foot mini-storage and RV parking facility. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held in abeyance this application until the May 10, 2007 meeting.
Related Building Permits/Business Licenses	
05/28/96	Active Business License number W07-0061J-68061 issued for Warehouse or Storage to Charleston West Mini-Storage on the subject site.
05/28/06	Active Business License number M06-21804-68061 issued for Miscellaneous Sales to Durango Mini-Storage on the subject site.
Pre-Application Meeting	
02/22/07	A pre-application meeting was held and the applicant was requested to provide elevations of the proposed walls showing height, material and color drawn to scale. An updated site plan was requested.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	

Field Check	
03/22/07	A field check was conducted to verify the existing wall heights as depicted on submitted elevations and site plans.

Details of Application Request	
Site Area	
Net Acres	3.71 Acres

RL

VAR-20443 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mini-Storage, RV Parking	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Single Family Residential, Mini-Storage, Electric Substation	M (Medium Density Residential), SC (Service Commercial) and PF (Public Facilities)	R-PD15 (Residential Planned Development – 15 Units Per Acre) U (Undeveloped) – PF (Public Facilities) Land Use Designation C-1 (Limited Commercial)
East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Service Station Mini Storage	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.12:

Landscaping and Open Space Standards			
Standards	Maximum Height	Provided	Compliance
Wall Height	12-foot high wall measured from the side with the highest wall plane.	16-foot high wall measure from the lower side of the wall.	N*

* Subject of this variance

VAR-20443 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

ANALYSIS

The applicant is proposing a four foot wrought iron addition to existing perimeter walls which serve to secure an existing Mini-Storage and RV Parking facility. The proposed addition would occur at the north and east property lines which separate the subject site from two multi-family residential complexes. The applicant cites safety and security as the reason for this request. The existing walls vary in height from seven feet to 12 feet as measured on the highest wall plane. The proposed wall height would be 16 feet, more than the maximum allowed by Title 19.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

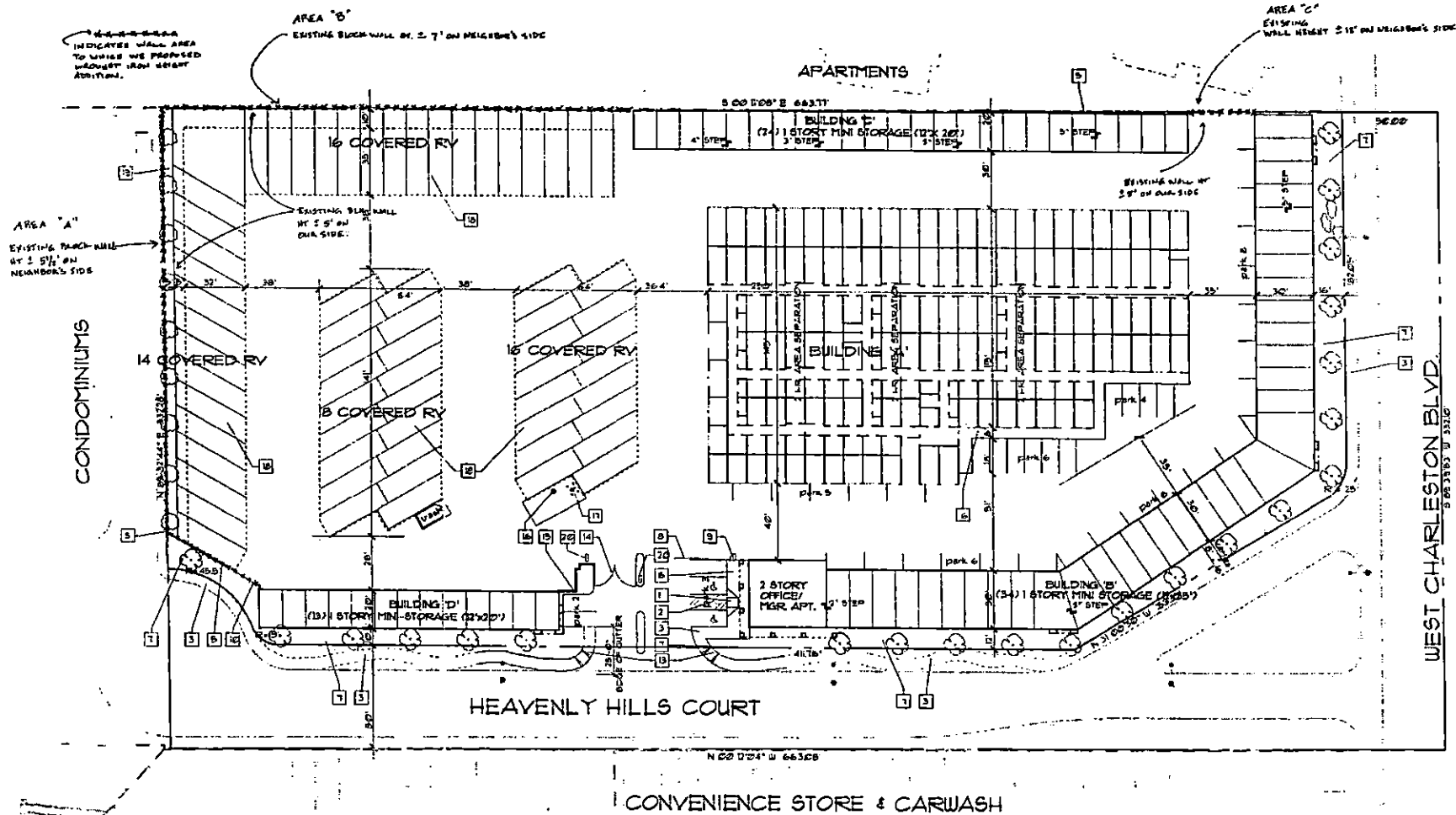
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to build a wall that stands higher than the maximum allowed by code. Alternatively, constructing a wall that meets the security needs while conforming to the height limits imposed would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-20443 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	4
<u>ASSEMBLY DISTRICT</u>	13
<u>SENATE DISTRICT</u>	9
<u>NOTICES MAILED</u>	808 [Mailed with VAR-20464, SUP-20462, and SDR-20461]
<u>APPROVALS</u>	0
<u>PROTESTS</u>	0

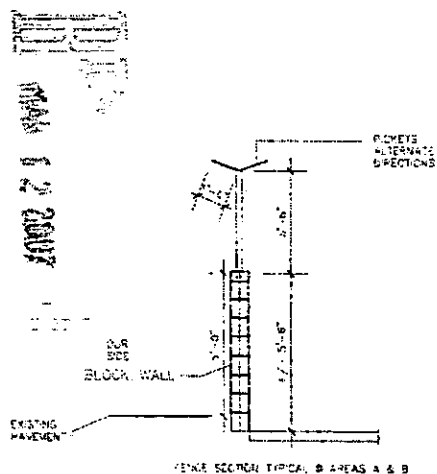




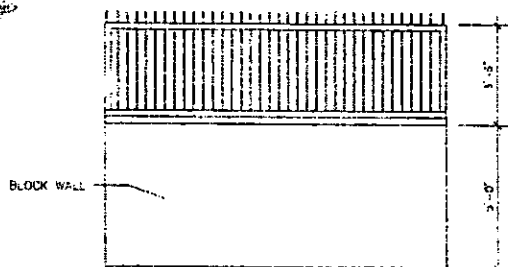
1 SITE/1ST FLOOR PLAN
SCALE: 1" = 100'-0"

RECEIVED
MAR 12 2007

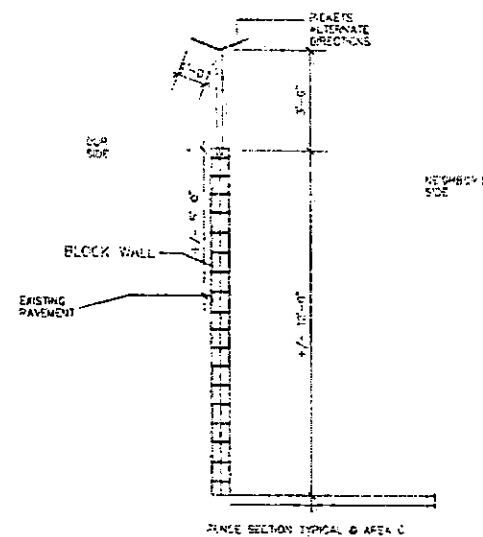
VAR-20443
04/26/07 PC



1: FENCE DETAIL
SCALE 1/2" = 1'-0"



2: FENCE ELEVATION VIEWED FROM OUR SIDE
SCALE 1/2" = 1'-0"



3: FENCE DETAIL
SCALE 1/2" = 1'-0"

RECEIVED
MAR 12 2007

VAR-20443
04/26/07 PC

REVISIONS	BY



DAVID MCKEE
ARCHITECT
4495 W. MACIENDA SUITE 110
LAS VEGAS, NEVADA 89119
OFFICE: (702) 398-0002
CELL: (702) 398-0003
FAX: (702) 398-0004

CHARLESTON MINI STORAGE
8470 WEST CHARLESTON BLVD
LAS VEGAS, NV 89113

DESIGN
CHECKED
DATE
BY
SCALE
JOB NO.
Sheet
A-1



VAR-20443 - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC.
8470 WEST CHARLESTON BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/26/07



VAR-20443 - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC.
8470 WEST CHARLESTON BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/26/07



VAR-20443 - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC.
8470 WEST CHARLESTON BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/26/07

**CHARLESTON WEST MINI STORAGE
8470 W. Charleston Blvd.
Las Vegas, NV. 89117**

February 7, 2007

**City of Las Vegas Planning Department
731 S. 4th Street
Las Vegas, NV 89101**

HAND DELIVER

Dear Planning Staff:

We wish to apply for variances of the standards of Title 19 for the following:

- a. Allow a total fence wall height of 16 ft. (on the side of wall with most exposure) where Title 19 allows maximum 12 ft.**
- b. Allow a total fence wall height of 9 ft. (on the side of wall with lease exposure) where Title 19 allows maximum 8ft.**
- c. Allow retaining portion of wall to be 7 ft. (This is an existing condition) where Title 19 allows maximum 6ft. without stepping back the wall.**

Our facility is experiencing regular invasions by thieves and vandals which is damaging our property and property stored here. In the interest of protecting our customer's property, we are compelled to take measures to discourage these crimes by adding to the height of our perimeter fence.

We propose to use wrought iron four (4) feet high with a bend and a tip in alternate directions at each upright point. This would be mounted to the top of our existing block wall and gate. The total length of fence to be augmented is about 550 feet.

On one side, the block is 4 to 5 feet height. On the other side it is 7 to 12 feet high (the existing wall also serves as a retaining wall).

Title 19 calls for a maximum height of 8 ft of screen wall, since our proposal would exceed the eight (8) foot limit, we wish to apply for a variance.

**VAR-20443
04/26/07 PC**

MAR 7 2 2007

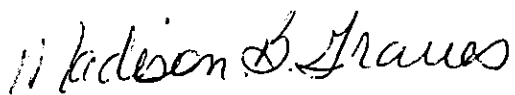
The wall that is to be altered cannot be seen from Charleston Blvd., and the iron would be of decorative appearance.

An additional benefit: Our proposal saves Metro money due to reduced or elimination of burglary calls on this site.

Attached is a site plan and illustration for your reference.

Thank you for your consideration.

Sincerely,



Madison B. Graves

Owner

Charleston West Mini Storage

MBG/lf

FILED
MAR 12 2007

VAR-20443
04/26/07 PC



KALB INDUSTRIES of NEVADA, Ltd.

5670 Wynn Road • Las Vegas, Nevada 89118-2313 • Telephone: (702) 365-5252 • Fax: (702) 365-5257

Beverly Bridges, City Clerk
City of Las Vegas
400 Stewart St, First Floor
Las Vegas, NV 89101

re: PLANNING COMMISSION AGENDA MAY 10, 2007
ITEM # 28, VAR 20443

2007 MAY -7 A 10:40

RECEIVED
CITY CLERK

May 4, 2007

Dear Ms. Bridges:

Madison Graves, the property owner for the above case, wants to appear personally before the Commission but must be out of town on May 10.

We request that the Planning Commission continue this item and hear it in the May 24 meeting instead of May 10 so that he can attend.

Thank you for your help in this matter.

Best Regards,

Sam Marshall, Kalb Industries

Cc: Andrew Reed, Planning Supervisor
City of Las Vegas Planning Dept.
731 S. Fourth St.
Las Vegas, NV 89101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – HOLD IN ABEYANCE Items 29-32 to 6/14/2007 – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 29-32.

ROGER SUMMERFIELD, Planning and Development Department, clarified that the landscape waivers would not require more landscaping in addition to the required landscaping for the multi-use trail. He stated the proposed project is in keeping with the objectives for Town Center and recommended approval.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 29 – SUP-20497

MINUTES – Continued:

LAZELL PREATOR, AMTI Sunbelt Engineers, 720 Susanna Way, Henderson, and JACK LANDELL, Lowe's Home Improvement Western Real Estate Office, Carlsbad, California, appeared on behalf of the applicant. MR. PREATOR observed the parcel had been zoned for commercial use for some time. He pointed out the changes to the proposal that had been made in response to the neighbors' requests, noting that the commercial building, two-story building and the garden center had been placed at the point furthest from the homes. He stated his client would be meeting with the Nevada Department of Transportation (NDOT) and thanked staff for their assistance with the project.

MR. PREATOR requested clarification to Condition 26 on the site development review (SDR) and BART ANDERSON, Public Works Department, verified that the condition requires the median to be extended past the northernmost driveway, pointing out the median would be required to extend past both driveways. MR. ANDERSON suggested amending Condition 26 which would allow the applicant to continue to work with staff regarding the median before this proposal's hearing before the City Council. MR. PREATOR stated the traffic study would be completed shortly and would be of assistance to staff as they continued to work on this project.

MR. PREATOR also requested clarification of Condition 28 on the SDR and MR. ANDERSON pointed out the condition allows the applicant to place the sewer connection in a location acceptable to staff. He had no objections to the location suggested by MR. PREATOR.

TODD FARLOW, 240 North 19th Street, requested clarification of the landscape waivers.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the adjacent property owner at risk of being landlocked by this development. She expressed her client's support and requested that the applicant work with her client prior to this proposal's hearing before the City Council to find a way of providing access to her client's parcel.

TED RUSSELL, Las Vegas resident, appeared in support and stated the proposal appeared to be very well planned and would be an asset to the area.

DEPUTY CITY ATTORNEY JAMES LEWIS informed COMMISSIONER TROWBRIDGE that imposing a condition upon the applications to provide access to a neighboring parcel was not required and noted several options available for addressing this situation.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 29 – SUP-20497

MINUTES – Continued:

In response to COMMISSIONER TROWBRIDGE'S request for clarification regarding traffic flow for the drive-through restaurant, MR. PREATOR described vehicle stacking for the restaurant and noted that restaurant traffic would not impact the entrance to the site.

COMMISSIONER DUNNAM expressed concern with the fact that the applicant had not presented the revised site plans to the neighbors, given the existing problems with lack of buffering and on-site circulation. He also expressed concern with the request for outside storage as another Lowe's location stores trailers outside illegally and stated he could not support the project. He encouraged the applicant to meet with him and the neighbors before the project's presentation to the City Council.

COMMISSIONER STEINMAN noted that an adjacent neighbor had submitted a letter regarding this project and requested more details regarding the multi-use trail. MR. SUMMERFIELD explained the trail would consist of a five-foot wide landscape buffer and a 10-foot wide pedestrian walkway and a five-foot transition strip between the trail and the proposed parking area, for a total trail width of 20 feet. Through Condition 10 of the SDR, MR. SUMMERFIELD noted the applicant would be required to complete the trail and record the pedestrian easements during initial construction of the project. COMMISSIONER STEINMAN stated he was satisfied that the neighbors would be adequately buffered and MR. PREATOR added that all landscaping would be installed during the initial construction, especially the trail. MR. PREATOR acknowledged the new site plan had not been presented to the homeowners, but suggested that the applicant had sufficiently addressed their concerns. COMMISSIONER STEINMAN observed that neighborhood meetings are not required for this particular project, but concurred with COMMISSIONER DUNNAM that the neighbors should have been informed.

COMMISSIONER TRUESDELL expressed his opposition due to issues with traffic and the building's orientation in relation to the adjacent residential homes. He observed that this project might exacerbate existing traffic problems and stated the applicant's solutions might prove unworkable. MR. LANDELL acknowledged that Lowe's reserves final site plan approval and the viability of a left-hand turn into the site could impact the company's decision to develop this project.

JACOB KHAKSHOURI also appeared on behalf of the applicant and reiterated all the efforts made to buffer and to protect the neighbors. After hearing his comments, CHAIRMAN DAVENPORT strongly supported holding the applications to allow the neighbors an opportunity to see the revised site plan. MR. KHAKSHOURI agreed to meeting with the neighbors and COMMISSIONER STEINMAN pointed out that the applicant had met with the neighbors in September of 2006.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 29 – SUP-20497

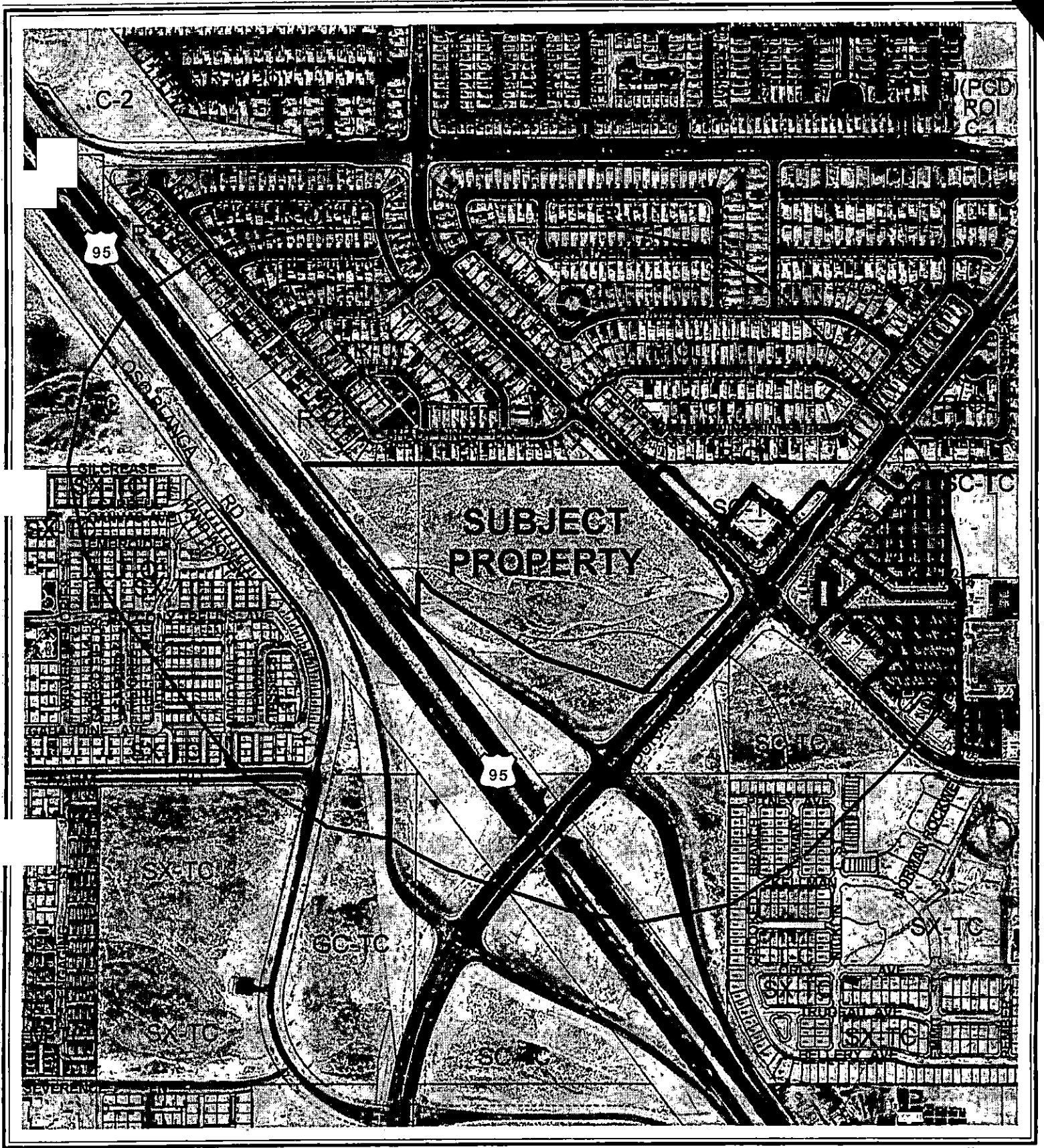
MINUTES – Continued:

COMMISSIONER GOYNES noted potential problems for delivery trucks attempting to access the site, but MR. KHAKSHOURI responded that the applicant had studied the traffic in the area and was certain no problems would occur at this location. MR. ANDERSON noted that a median was addressed in the conditions of approval and pointed out a traffic study would be the most efficient way to address traffic issues on this site. MR. PREATOR informed CHAIRMAN DAVENPORT that the traffic study had been completed and was waiting to be reviewed by Lowe's.

COMMISSIONER DUNNAM suggested holding the applications for 30 days and MR. PREATOR agreed.

MARGO WHEELER, Director of Planning and Development Department, informed COMMISSIONER DUNNAM that the applicant would work with staff to ensure that all concerned parties were informed of the neighborhood meeting.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 29-32.
(8:22 – 8:57)
2-1190



CASE: **SUP-20497**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20497 - APPLICANT: LOWE'S COMPANIES, INC. -

OWNER: CAROLINE'S COURT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98) if approved.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20498), Special Use Permit (SUP-20499), and Site Development Plan Review (SDR-20496) shall be required.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20497 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Building and Landscape Material/Lumber Yard use within a proposed 269,734 square foot commercial center on 23.62 acres located at the northwest corner of El Capitan Way and Durango Drive. The applicant wishes to provide an attractive home improvement center to this area of the city.

The subject proposal meets all Town Center Development Standards for the Building and Landscape Material/Lumber Yard use. This use is compatible with the surrounding area and the proposed development is in keeping with the objectives and goals of the SC-TC (Service Commercial Town Center) Special Land Use Designation and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance along with two of the companion Special Use Permits (SUP-20498 and SUP-20499) and the Site Development Plan Review, which were to be heard concurrently. One companion Special Use Permit (SUP-20500) was withdrawn without prejudice at the applicant's request.
05/10/07	Companion items for two Special Use Permits (SUP-20498 and SUP-20499) and a Site Development Plan Review (SDR-20496) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no active or pending building permits or business licenses for this site.	
<i>Pre-Application Meeting</i>	
02/28/07	A pre-application meeting was held and elements of this application were discussed. It was noted that signage would be done as a part of a master sign plan that would need to go through CHARC. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

SUP-20497 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Field Check

No field check was conducted for this site.

Details of Application Request**Site Area**

Gross Acres 23.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
East	ROW (US 95)	ROW (US 95)	ROW (US 95)
West	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
	General Retail Store	SC-TC (Service Commercial Town Center)	TC (Town Center)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		N *
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N *
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

- * Various waivers have been requested to allow perimeter landscaping reductions and to allow the proposed Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, to have a drive-through lane that wraps around three sides of the building as a part of the Site Development Plan Review (SDR-20496). If approved, the waivers would grant relief from the city's standard.

SUP-20497 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards; Title 19.04; and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center (25,000 SF – 350,000 SF GFA)	269,734 SF	1 Space / 250 SF GFA	1058 Spaces	21 Spaces	1,109 Spaces	28 Spaces	Y
TOTAL (including handicap)			1,079 Spaces		1,137 Spaces		Y
Loading Spaces	268,734 SF	3 + 1 for ea 100,000 SF over 50,000 SF	6 Spaces		7 Spaces (Plus trailer delivery areas at major retail spaces)		Y

- * Under Title 19.04, a shopping center use is defined as “Any structure or group of structures that: (1) House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; (2) Have a minimum combined gross floor area of 25,000 square feet and a maximum combined gross floor area of 350,000 square feet; (3) Are located upon a single parcel of land or upon contiguous parcels of land; and (4) Have common vehicular access and parking facilities.” The development of which this proposed Building and Landscape Material/Lumber Yard use is a part is deemed a shopping center use and parking is calculated for the overall development not each individual use.

ANALYSIS

The subject property has a general plan designation of TC (Town Center). This is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses. The zoning of T-C (Town Center) with a SC-TC (Service Commercial-Town Center) special land use designation complies with this designation. Projects located within the Town Center area are subject to the Town Center Development Standards as well as Title 19.

SUP-20497 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Building and Landscape Material/Lumber Yard uses are allowed within a SC-TC (Service Commercial-Town Center) special land use designation under the T-C (Town Center) zoning district with approval of a Special Use Permit. The proposed use is appropriate for the area and will be part of a proposed 269,734 square foot commercial shopping center.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed building and landscape material/lumber yard use. This use is typical within the commercial areas of Town Center.

Minimum Requirements of Approval for Building and Landscape Material/Lumber Yard use in a SC-TC (Service Commercial-Town Center) special land use designation are:

- a. Outdoor storage shall be screened from view of adjacent properties and streets.
- b. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.

This special use permit has been submitted in conjunction with a proposed Site Development Plan Review (SDR-20496) to site a proposed 269,734 square foot commercial shopping center; Special Use Permit (SUP-20498) to allow an Outdoor Storage, Accessory use; and Special Use Permit (SUP-20499) to allow a Restaurant (with Drive-Through) use.

The proposed Building and Landscape Material/Lumber Yard use meets the minimum requirements of approval per the Town Center Development Standards. Due to the compatibility of this use within the proposed commercial shopping center with the surrounding present and future land use designations, staff is recommending approval of this special use permit.

FINDINGS

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 development is consistent with city standards and is compatible with existing development in the Town Center plan area.

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

SUP-20497 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

The project is located near the intersection of North Durango Drive and US 95, where the Town Center Development Standards encourages the placement of commercial establishments and similar uses.

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 project has direct access to El Capitan Way (an 80-foot Town Center Arterial). The use will not have an adverse effect on the capacity of the street.

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 the development should not prove to be detrimental to the overall health, safety and public welfare.

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

The use meets all applicable condition of the Town Center Development Standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

NOTICES MAILED 401 [Mailed with SUP-20498, SUP-20499, SUP-20500 and SDR-20496]

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20497** APN: 125-17-601-012 / 017 ; 125-17-202-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: LOWE'S COMPANIES, INC.

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

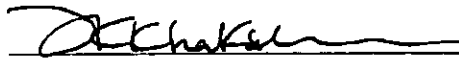
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

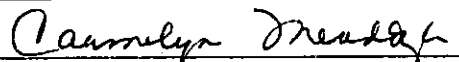
APN: _____

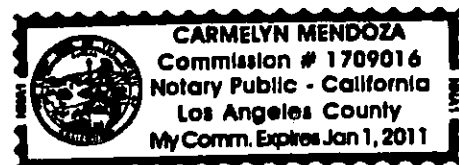
Signature of Property Owner: 

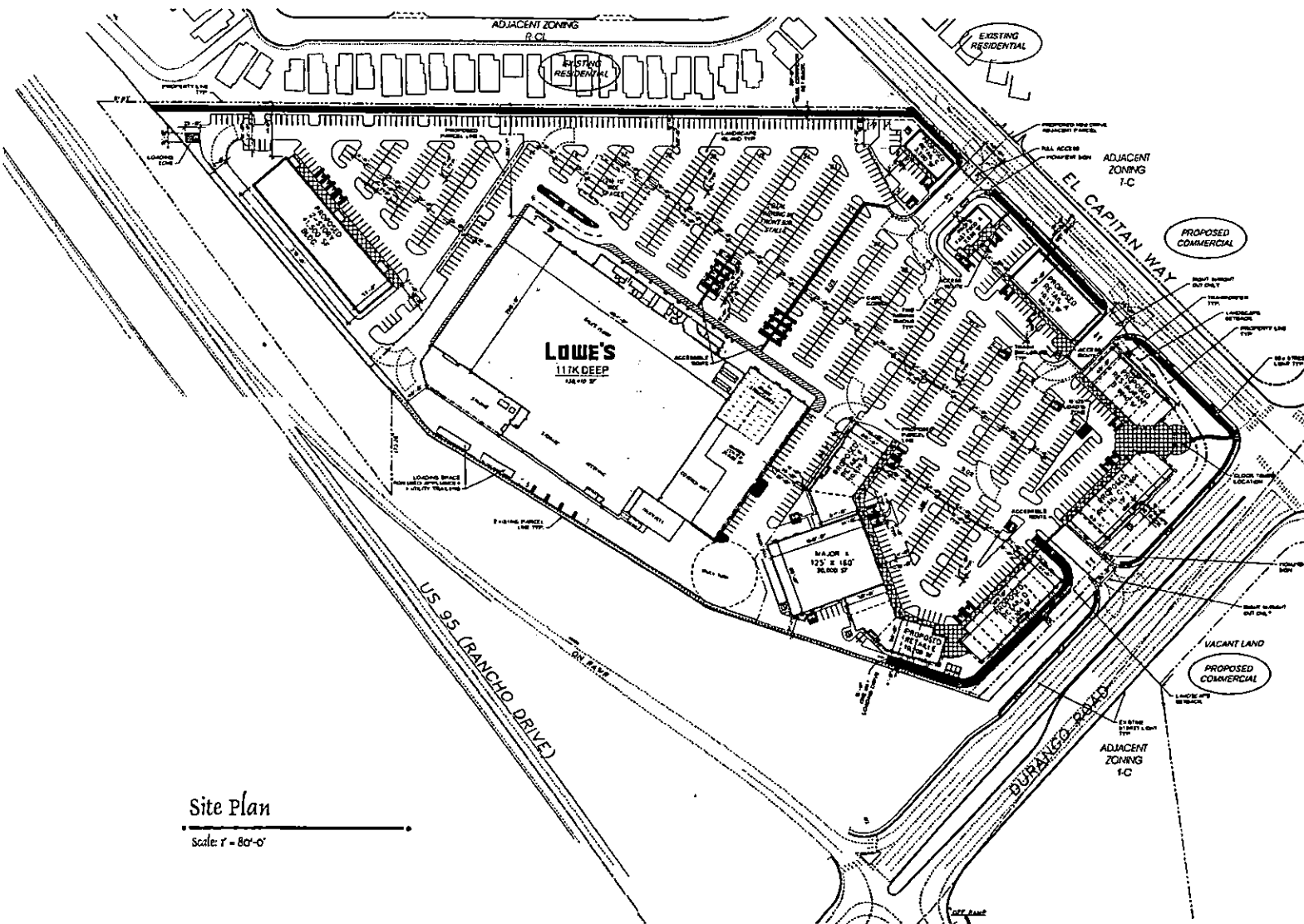
Print Name: Jacob Khakshouri
Managing Member, Caroline's Court, LLC

Subscribed and sworn before me

This 5th day of March, 20 07


Notary Public in and for said County and State

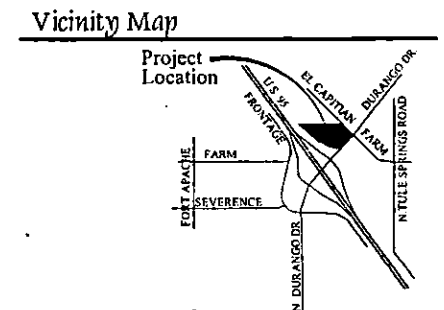




Site Data	
ASSESSOR'S PARCEL NUMBER (APN)	125-17-001-017
CURRENT ZONING	T-C
Site Area Data	
SITE GROSS	+/- 23.62 ACRES 1,031,509 S.F.
BUILDING AREA GROSS	269,734 S.F. GROSS
SITE COVERAGE	26 PERCENT
2 STORY BUILDING SITE	+/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS	41,500 S.F. GROSS
SITE COVERAGE	29 PERCENT
LOWE'S SITE	+/- 11.89 ACRES 517,982 S.F.
BUILDING AREA GROSS	139,410 S.F. GROSS
SITE COVERAGE	27 PERCENT
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BUILDING AREA GROSS	88,824 S.F. GROSS
SITE COVERAGE	24 PERCENT

Building Open Space:	
AREA REQUIRED 20%	+/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 22%	+/- 226,058 SF +/- 5.2 ACRES

Parking Data:				
BUILDING			PARKING	
BLDG	BLDG AREA	REQ'D RATIO	REQ'D	PROVIDED
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Total	269,734 S.F.		1081	4 2/1000 1,137



Owner / Developer
CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KORY KHARGHOURI (310) 208-7778
CAMILLE AFTALION (310) 208-7770 EXT. 113

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is made.

Caroline's Court

Schematic Design

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April 18, 2007
Indigo Architecture, Inc.

SUP-20499

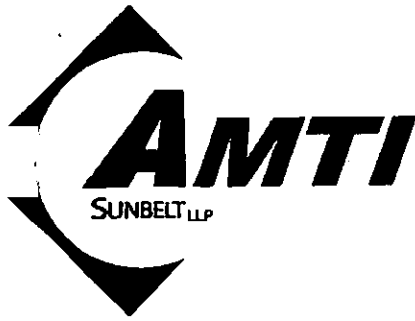
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SDR-20496

05/10/07 PC

APR 18 2007

Indigo Architecture, Inc.
7021 496-2772



720 SUSANNA WAY
HENDERSON, NEVADA 89011
PHONE (702) 242-9908
FAX (702) 242-9915

April 18, 2007

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: *Revision to April 5th submittal for Request for Site Development Review of Caroline's Court with associated Special Use Permits and Waivers of Development Standards, APN's 125-17-601-012, 125-17-601-017, and 125-17-202-001*

SITE DEVELOPMENT REVIEW

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Road and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development is to comply with the Town Center Development Standards.

Caroline's Court comprises a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants, as well as a 2-story office building. The total site area is 1,031,509 square feet with building area gross of 269,734 square feet and 1,137 parking spaces. The open space totals approximately 226,058 square feet.

The property is bounded on the north by a residential subdivision. The landscape buffer between the development and the residential subdivision has been designated as a multi-use transportation trail in compliance with the Transportation Trails Element of the City of Las Vegas Master Plan. The frontage of the property along El Capitan Way has also been designated for a multi-use transportation trail

Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision, with the nearest building being the 2-story office building. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The service road for the Lowe's Home Improvement Center was purposely placed at the furthest possible location from the residences. The parking lot landscaping will provide additional screening and will be an appealing amenity in the project.

SUP-20497 SUP-20498
SUP-20499 SDR-20496
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APR 18 2007

SPECIAL USE PERMITS

The Caroline's Court Development will require the acquisition of 3 separate Special Use Permits (SUP) per the Town Center Development Standards, Section 4. Two permits will be for the Lowe's Home Improvement Center and one will be for fast food sales:

1) BUILDING AND LANDSCAPE MATERIAL / LUMBERYARD:

All lumber sales are conducted within the building at the Lowe's Home Improvement Center. Any outside storage of building materials will be screened from view of adjacent properties and streets within the provided "Staging Area" by approved methods referred to within the Town Center Development Standards. The Garden Center, while being an open-air facility, is completely enclosed with upgraded fencing and screening materials. Live plant displays frame the front entrance to the Garden Center with a wide variety of living seasonal colors. Additionally, all outside lighting will be designed so as not to shine directly into any abutting residential property.

2) OUTDOOR DISPLAY OF NEW MERCHANDISE:

The display of new seasonal home improvement merchandise directly adjacent to the outside perimeter of the store is an integral component of the Lowe's operation. Seasonal items such as barbeques, lawn mowers, swing sets, etc., will be displayed in a neat and orderly manner so as not to spill out into or interfere with the normal flow of pedestrians or vehicles in the parking lot. Additionally, these displays will comply with minimum standards determined by the Director of Planning and Development.

3) DRIVE-THROUGH WINDOW:

The Fast Food restaurant shown as Fast Food "A" will require Special Use Permit for its associated drive-through window. This stand-alone building will be designed to blend in with the general architectural features of the overall development.

NECESSARY WAIVERS

Our letter of March 12th asked for 2 waivers specific to fast food Restaurants. Those waivers were withdrawn April 5th. Since then the second drive through restaurant has been removed entirely from the site plan. The requested two removed waivers have been reinstated with the current site plan, but only for one restaurant pad: please see items 3 and 4.

1) PERIMETER LANDSCAPING ALONG THE DEDICATED TRAIL.

Since there is now an inclusion of a Multi-Use Trail Element along El Capitan Way and the north boundary line of the development, and that Trail Element is comprised of a 5' Transition Strip (landscaped), a 10' concrete sidewalk, and a 5' private landscape strip, we request the waiver of landscaping requirements called

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for in the Town Center Development Code along those alignments. This waiver request does not include the Fast Food Restaurants, which will have an additional 10' of landscaping along the Trail alignment, but we request that any further requirements for additional landscaping along those alignments be waived.

2) LANDSCAPE ISLAND CONFIGURATION:

The typical landscape island in the parking lots within the Town Center Development area is 6' wide and 18' long. The narrow width of these parking lot planters in this extreme desert climate is non-conducive to healthy plant growth. As a result, we have proposed many wider planter areas, typically 18' by 18', to provide landscape areas that are more likely to thrive. The same number of trees will be provided in this alternate method, but will almost certainly grow faster and hardier. If a waiver is necessary for this configuration, we respectfully request it.

3) EXPOSURE OF FAST FOOD RESTAURANT:

Fast Food "A" is adjacent to the main entrance to the development. In order to facilitate safe traffic flow within the development, maintain the necessary throat depth of the main entrance/exit drive, and expose more building and less parking to the surround streets, the drive for Fast Food "A" wraps around 3 sides of the building where only 2 sides are allowed. We request a waiver for this drive through.

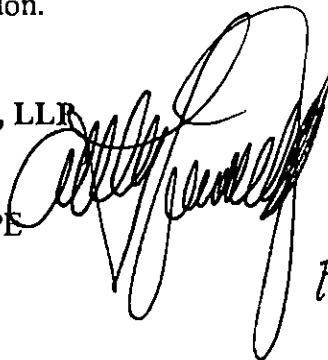
4) ADDITIONAL LANDSCAPING FOR FAST FOOD:

Fast Food "A" has been set back the additional 10 feet from the required setback, but the additional land will not be landscaped. Rather, in order to facilitate the proper amount of stacking for the drive through lanes, and to avoid circulation problems in the parking lot, the drive through lane has been routed through this additional 10 feet. We request a waiver to use the additional landscape area for the drive through.

Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission.

Sincerely,
AMTI SUNBELT, LLC

Lazell H. Preator, PE
Principal Engineer



For Lazell H. Preator
AMTI
4.18.07

SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC

APR 18 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – HOLD IN ABEYANCE Items 29-32 to 6/14/2007 – UNANIMOUS

MINUTES:

See Item 29 for related discussion.

(6:01 – 6:02)

1-41

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20498 - APPLICANT: LOWE'S COMPANIES, INC. -

OWNER: CAROLINE'S COURT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98) if approved.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20497), Special Use Permit (SUP-20499), and Site Development Plan Review (SDR-20496) shall be required.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20498 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Outdoor Storage, Accessory use within a proposed 269,734 square foot commercial center on 23.62 acres located at the northwest corner of El Capitan Way and Durango Drive. This application will be to allow the operator of the Building and Landscape Material/Lumber Yard use to display retail items outdoors near the building's main public entrance.

The subject proposal meets all Town Center Development Standards for the Outdoor Storage, Accessory use. This use is compatible with the surrounding area and the proposed development is in keeping with the objectives and goals of the SC-TC (Service Commercial Town Center) Special Land Use Designation; approval of this request is recommended.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance along with two of the companion Special Use Permits (SUP-20497 and SUP-20499) and the Site Development Plan Review, which were to be heard concurrently. One companion Special Use Permit (SUP-20500) was withdrawn without prejudice at the applicant's request.
05/10/07	Companion items for two Special Use Permits (SUP-20497 and SUP-20499) and a Site Development Plan Review (SDR-20496) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no active or pending building permits or business licenses for this site.	
Pre-Application Meeting	
02/28/07	A pre-application meeting was held and elements of this application were discussed. It was noted that signage would be done as a part of a master sign plan that would need to go through CHARC. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check
No field check was conducted for this site.

RTS

SUP-20498 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	23.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
East	ROW (US 95)	ROW (US 95)	ROW (US 95)
West	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
	General Retail Store	SC-TC (Service Commercial Town Center)	TC (Town Center)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		N *
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N *
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

- * Various waivers have been requested to allow perimeter landscaping reductions and to allow the proposed Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, to have a drive-through lane that wraps around three sides of the building as a part of the Site Development Plan Review (SDR-20496). If approved, the waivers would grant relief from the city's standard.

SUP-20498 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards; Title 19.04; and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center (25,000 SF – 350,000 SF GFA)	269,734 SF	1 Space / 250 SF GFA	1058 Spaces	21 Spaces	1,109 Spaces	28 Spaces	Y
TOTAL (including handicap)			1,079 Spaces		1,137 Spaces		Y
Loading Spaces	269,734 SF	3 + 1 for ea 100,000 SF over 50,000 SF	6 Spaces		7 Spaces (Plus trailer delivery areas at major retail spaces)		Y

- * Under Title 19.04, a shopping center use is defined as “Any structure or group of structures that: (1) House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; (2) Have a minimum combined gross floor area of 25,000 square feet and a maximum combined gross floor area of 350,000 square feet; (3) Are located upon a single parcel of land or upon contiguous parcels of land; and (4) Have common vehicular access and parking facilities.” There is no parking standard normally applied for the proposed Outdoor Storage, Accessory use that would be effect by the shopping center parking standard.

ANALYSIS

The subject property has a general plan designation of TC (Town Center). This is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses. The zoning of T-C (Town Center) with a SC-TC (Service Commercial-Town Center) special land use designation complies with this designation. Projects located within the Town Center area are subject to the Town Center Development Standards as well as Title 19.

SUP-20498 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Outdoor Storage, Accessory uses are allowed within a SC-TC (Service Commercial-Town Center) special land use designation under the T-C (Town Center) zoning district with approval of a Special Use Permit. The proposed use is appropriate for the area and will be part of a proposed 269,734 square foot commercial shopping center.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed outdoor storage, accessory use; this use is typical within the commercial centers in the area.

Minimum Requirements of Approval for an Outdoor Storage, Accessory use in a SC-TC (Service Commercial-Town Center) special land use designation are:

- a. Only retail items may be displayed or stored outdoors.
- b. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Director of Planning and Development.
- c. Barbed wire, razor ribbon, chainlink, etc. are prohibited.

This special use permit has been submitted in conjunction with a proposed Site Development Plan Review (SDR-20496) to site a proposed 269,734 square foot commercial shopping center; Special Use Permit (SUP-20497) to allow a Building and Landscape Material/Lumber Yard use; and Special Use Permit (SUP-20499) to allow a Restaurant (with Drive-Through) use.

The proposed Outdoor Storage, Accessory use meets the minimum requirements of approval per the Town Center Development Standards including the standards for specific uses. Due to the compatibility of this use within the proposed commercial shopping center and with the surrounding present and future land use designations, staff is recommending approval of this special use permit.

FINDINGS

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 development is consistent with city standards and is compatible with existing development in the Town Center plan area.

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

SUP-20498 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

The project is located near the intersection of North Durango Drive and US 95, where the Town Center Development Standards encourages the placement of commercial establishments and similar uses.

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 project has direct access to El Capitan Way (an 80-foot Town Center Arterial). The use will not have an adverse effect on the capacity of the street.

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 the development should not prove to be detrimental to the overall health, safety and public welfare.

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

The use meets all applicable condition of the Town Center Development Standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 401 [Mailed with SUP-20497, SUP-20499, SUP-230500 and SDR-20496]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20498** APN: 125-17-601-012 / 017 ; 125-17-202-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: LOWE'S COMPANIES, INC.

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

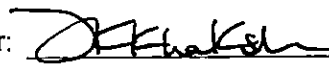
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

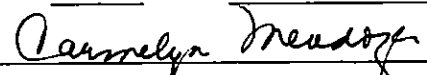
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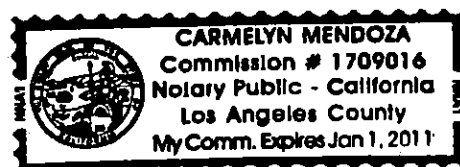
Signature of Property Owner: 

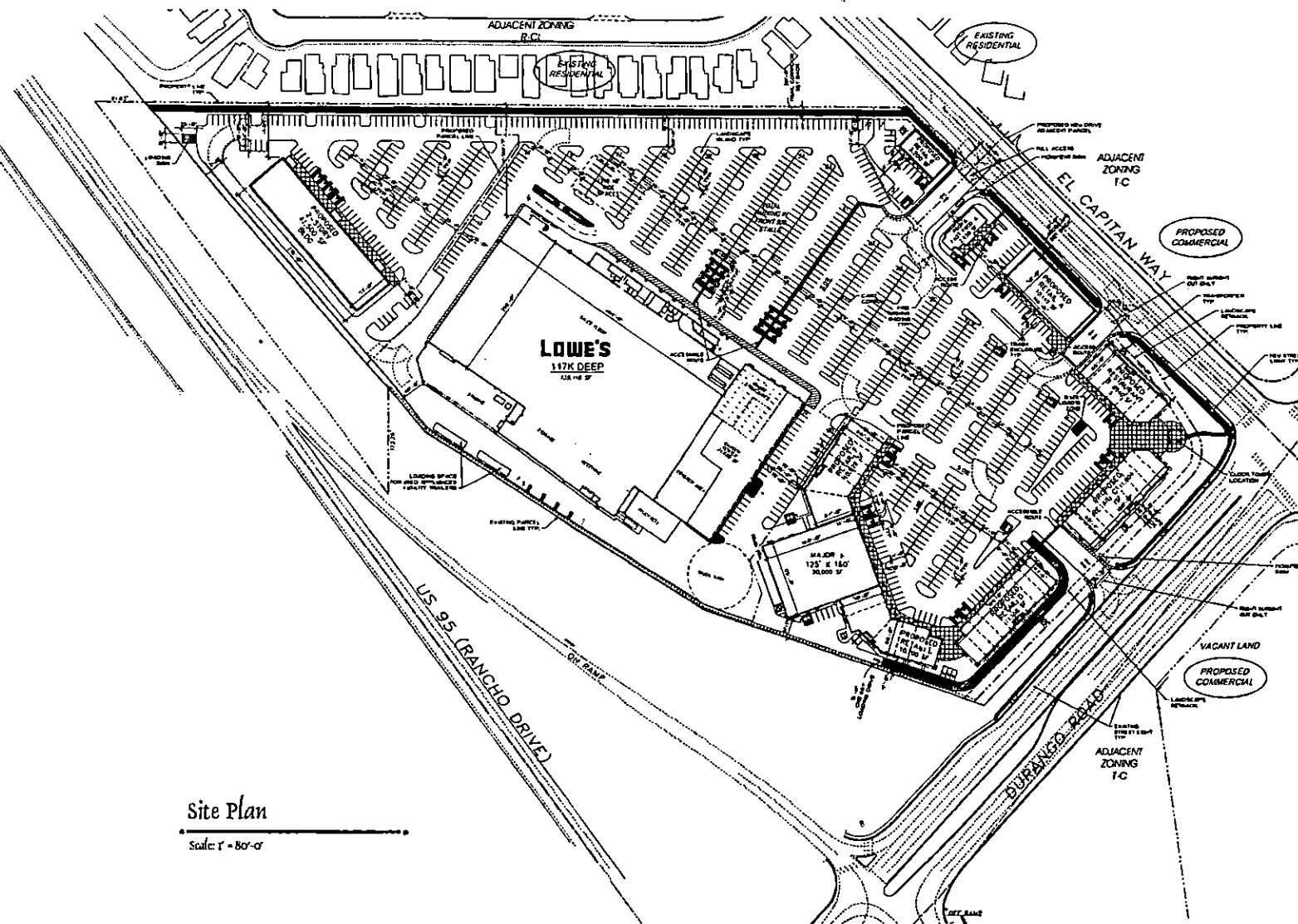
Print Name: Jacob Khakshouri
Managing Member, Caroline's Court, LLC

Subscribed and sworn before me

This 5th day of March, 20 07


Notary Public in and for said County and State





Site Data

ASSESSORS PARCEL NUMBER (APN) 125 77-001-017
CURRENT ZONING I-C

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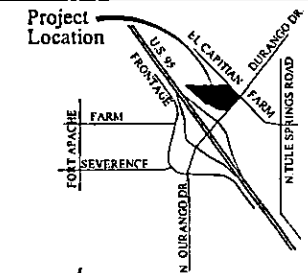
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Vicinity Map



Owner / Developer

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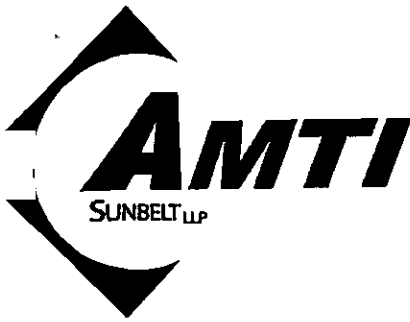
Schematic Design

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April 18, 2007
Los Angeles, CA

SUP-20499 SDR-20496
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APR 18 2007



720 SUSANNA WAY
HENDERSON, NEVADA 89011
PHONE (702) 242-9908
FAX (702) 242-9915

April 18, 2007

City of Las Vegas Development Services Center
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SUP-20497 SUP-20498
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Since there is now an inclusion of a Multi-Use Trail Element along El Capitan Way and the north boundary line of the development, and that Trail Element is comprised of a 5' Transition Strip (landscaped), a 10' concrete sidewalk, and a 5' private landscape strip, we request the waiver of landscaping requirements called

SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC

APR 18 2007

for in the Town Center Development Code along those alignments. This waiver request does not include the Fast Food Restaurants, which will have an additional 10' of landscaping along the Trail alignment, but we request that any further requirements for additional landscaping along those alignments be waived.

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The typical landscape island in the parking lots within the Town Center Development area is 6' wide and 18' long. The narrow width of these parking lot planters in this extreme desert climate is non-conducive to healthy plant growth. As a result, we have proposed many wider planter areas, typically 18' by 18', to provide landscape areas that are more likely to thrive. The same number of trees will be provided in this alternate method, but will almost certainly grow faster and hardier. If a waiver is necessary for this configuration, we respectfully request it.

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Fast Food "A" is adjacent to the main entrance to the development. In order to facilitate safe traffic flow within the development, maintain the necessary throat depth of the main entrance/exit drive, and expose more building and less parking to the surround streets, the drive for Fast Food "A" wraps around 3 sides of the building where only 2 sides are allowed. We request a waiver for this drive through.

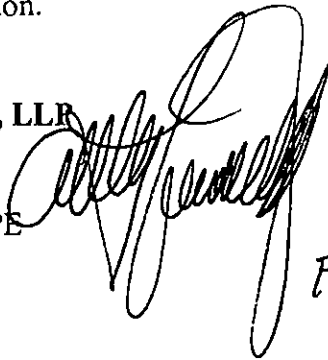
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Fast Food "A" has been set back the additional 10 feet from the required setback, but the additional land will not be landscaped. Rather, in order to facilitate the proper amount of stacking for the drive through lanes, and to avoid circulation problems in the parking lot, the drive through lane has been routed through this additional 10 feet. We request a waiver to use the additional landscape area for the drive through.

Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission.

Sincerely,
AMTI SUNBELT, LLC

Lazell H. Preator, PE
Principal Engineer



For Lazell H. Preator
AMTI
4.18.07

SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC

APR 18 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC
- Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM - HOLD IN ABEYANCE Items 29-32 to 6/14/2007 - UNANIMOUS

MINUTES:

See Item 29 for related discussion.

(6:01 - 6:02)

1-41

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20499 – APPLICANT/OWNER: CAROLINE'S COURT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98) if approved.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20497), Special Use Permit (SUP-20498), and Site Development Plan Review (SDR-20496) shall be required.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20499 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Restaurant (with Drive-Through) use within a proposed 269,734 square foot commercial center on 23.62 acres located at the northwest corner of El Capitan Way and Durango Drive. This application is related to the Restaurant (with Drive-Through) labeled as "Prop'd Fast Food A" on the site plan date stamped on 04/18/07.

The subject proposal meets all Town Center Development Standards for the Restaurant (with Drive-Through) use; however, there are deviations requested as a part of the associated Site Development Plan Review (SDR-20496) to allow waivers of the additional perimeter landscaping requirement and to have a drive-through lane that wraps around three sides of the building. This use is compatible with the surrounding area and the proposed development is in keeping with the objectives and goals of the SC-TC (Service Commercial Town Center) Special Land Use Designation; approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg, etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance along with two of the companion Special Use Permits (SUP-20497 and SUP-20498) and the Site Development Plan Review, which were to be heard concurrently. One companion Special Use Permit (SUP-20500) was withdrawn without prejudice at the applicant's request.
05/10/07	Companion items for two Special Use Permits (SUP-20497 and SUP-20498) and a Site Development Plan Review (SDR-20496) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no active or pending building permits or business licenses for this site.	
Pre-Application Meeting	
02/28/07	A pre-application meeting was held and elements of this application were discussed. It was noted that signage would be done as a part of a master sign plan that would need to go through CHARC. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

SUP-20499 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Field Check

No field check was conducted for this site.

Details of Application Request**Site Area**

Gross Acres 23.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
East	ROW (US 95)	ROW (US 95)	ROW (US 95)
West	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
	General Retail Store	SC-TC (Service Commercial Town Center)	TC (Town Center)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		N *
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N *
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

- * Various waivers have been requested to allow perimeter landscaping reductions and to allow the proposed Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, to have a drive-through lane that wraps around three sides of the building as a part of the Site Development Plan Review (SDR-20496). If approved, the waivers would grant relief from the city's standard.

SUP-20499 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards; Title 19.04; and 19.10, 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	
Shopping Center (25,000 SF – 350,000 SF GFA *	269,734 SF	1 Space / 250 SF GFA	1058 Spaces	21 Spaces	1,109 Spaces	28 Spaces	Y
TOTAL (including handicap)			1,079 Spaces		1,137 Spaces		
Loading Spaces	268,734 SF	3 + 1 for ea 100,000 SF over 50,000 SF	6 Spaces		7 Spaces (Plus trailer delivery areas at major retail spaces)		Y

- * Under Title 19.04, a shopping center use is defined as “Any structure or group of structures that: (1) House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; (2) Have a minimum combined gross floor area of 25,000 square feet and a maximum combined gross floor area of 350,000 square feet; (3) Are located upon a single parcel of land or upon contiguous parcels of land; and (4) Have common vehicular access and parking facilities.” The development of which this proposed Restaurant (with Drive-Through) use is a part is deemed a shopping center use and parking is calculated for the overall development not each individual use.

ANALYSIS

The subject property has a general plan designation of TC (Town Center). This is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses. The zoning of T-C (Town Center) with a SC-TC (Service Commercial-Town Center) special land use designation complies with this designation. Projects located within the Town Center area are subject to the Town Center Development Standards as well as Title 19.

SUP-20499 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Restaurant (with Drive-Through) uses are allowed within a SC-TC (Service Commercial-Town Center) special land use designation under the T-C (Town Center) zoning district with approval of a Special Use Permit. The proposed use is appropriate for the area and will be part of a proposed 269,734 square foot commercial shopping center.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed restaurant with drive-through use. This use is typical within the commercial areas of Town Center.

Minimum Requirements of Approval for a Restaurant (with Drive-Through) use in a SC-TC (Service Commercial-Town Center) special land use designation are:

- b. Reviewed and Conditioned on a case-by-case basis.

Additionally, the Town Center Development Standards provide "Standards for Specific Uses and Activities" that impact this use as follows:

The design of fast food restaurants within Town Center shall be integrated with other structures along streets. Exterior walls of all fast food buildings are to be designed as part of the architectural form of the main building or surrounding buildings. The intent is to minimize the fast food appearance through designs which conform to the accompanying development's general architectural features. The following standards apply:

1. When part of a larger structure, standard setback requirements shall apply to the fast food businesses.
2. When fast food buildings are freestanding structures, they shall be setback an additional 10 feet from the required setback to provide a more substantial landscape buffer.
3. To further enhance the presence of fast food enterprises, drive-through lanes shall not wrap around more than two sides of the building, and cannot encroach upon the required landscaping.
4. Outdoor dining areas may encroach into the required additional 10-foot wide landscaped area.

Due the siting of the proposed Restaurant (with Drive-Through) there have been waivers requested to deviate from standards 2 and 3 above. The requested waivers are being heard as a part of the associated Site Development Plan Review (SDR-20496) and staff is recommending approval of that request.

This special use permit has been submitted in conjunction with a proposed Site Development Plan Review (SDR-20496) to site a proposed 269,734 square foot commercial shopping center; Special Use Permit (SUP-20497) to allow a Building and Landscape Material/Lumber Yard use; and Special Use Permit (SUP-20498) to allow an Outdoor Storage, Accessory use.

SUP-20499 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

The proposed Restaurant (with Drive-Through) use meets the minimum requirements of approval per the Town Center Development Standards. While there are site specific waivers requested that are necessitated by this proposed use those waivers have been recommended for approval and therefore should not adversely affect this project with the approval of this use permit. Due to the compatibility of this use within the proposed commercial shopping center and with the surrounding present and future land use designations, staff is recommending approval of this special use permit.

FINDINGS

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 development is consistent with city standards and is compatible with existing development in the Town Center plan area.

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

The project is located near the intersection of North Durango Drive and US 95, where the Town Center Development Standards encourages the placement of commercial establishments and similar uses.

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 project has direct access to El Capitan Way (an 80-foot Town Center Arterial). The use will not have an adverse effect on the capacity of the street.

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 the development should not prove to be detrimental to the overall health, safety and public welfare.

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

The use meets all applicable condition of the Town Center Development Standards.

SUP-20499 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 401 [Mailed with SUP-20497, SUP-20498, SUP-20500 and SDR-20496]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20499** APN: 125-17-601-012 / 017 ; 125-17-202-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: Caroline's Court, LLC

Name of Representative: Jacob Khakshouri

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

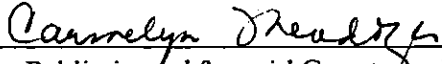
APN: _____

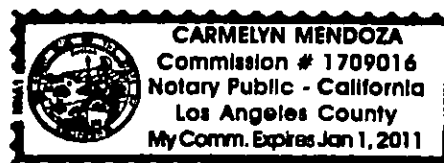
Signature of Property Owner: 

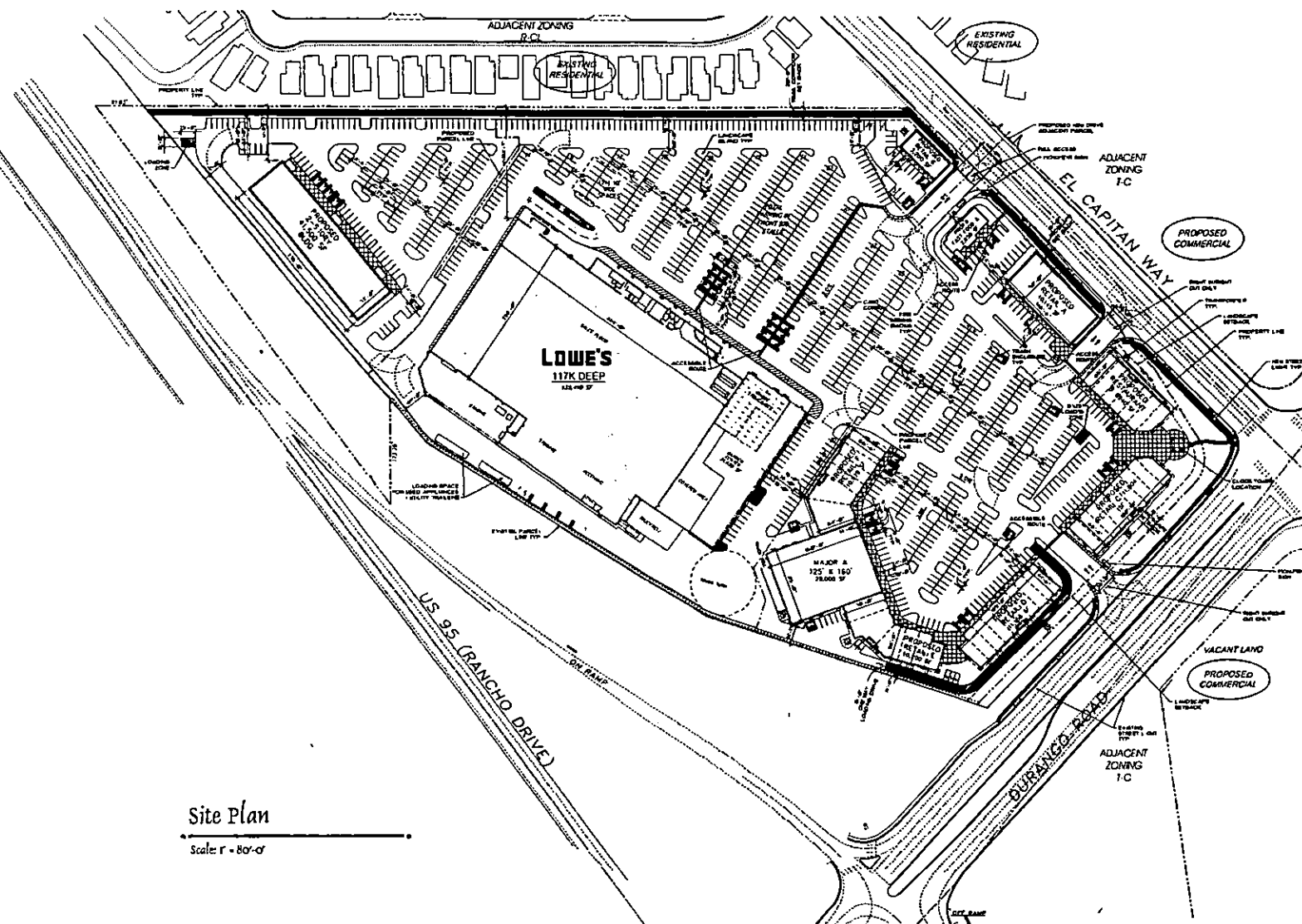
Print Name: Jacob Khakshouri
Managing Member, Caroline's Court, LLC

Subscribed and sworn before me

This 5th day of March, 20 07


Notary Public in and for said County and State





Site Plan
Scale: 1" = 80'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-001-817
CURRENT ZONING	I-C

Site Area Data

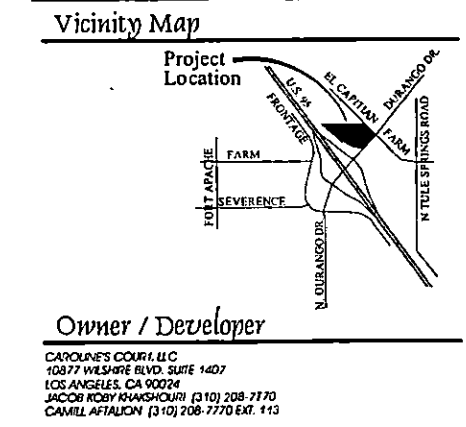
SITE GROSS BUILDING AREA GROSS SITE COVERAGE	+/- 23.07 ACRES 1,031,500 S.F. 289,734 S.F. GROSS 28 PERCENT
2 STORY BUILDING, SITE BUILDING AREA GROSS SITE COVERAGE	+/- 3.4 ACRES 144,638 S.F. 41,500 S.F. GROSS 29 PERCENT
LOWES SITE BUILDING AREA GROSS SITE COVERAGE	+/- 11.89 ACRES 517,982 S.F. 139,410 S.F. GROSS 27 PERCENT
RETAIL SITE / FASTFOOD SITE BUILDING AREA GROSS SITE COVERAGE	+/- 8.0 ACRES 368,273 S.F. 88,824 S.F. GROSS 24 PERCENT

Building Open Space:

AREA REQUIRED 20%	+/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 22%	+/- 226,058 SF +/- 5.2 ACRES

Parking Data:

BUILDING		PARKING	
BLDG	BLDG AREA	REQ'D RATIO	REQ'D PROVIDED
Fast Food A	2,850 S.F.	1/250	11 214=8/1000
REST. A & B	42,430 S.F.	1/250	170 214=5/1000
RESTAURANT B	8,948 S.F.	1/250	36 72=58/1000
RETAIL G	3,203 S.F.	1/250	13 16=5/1000
LOWES	139,410 S.F.	1/250	558 568=4 1/1000
MAJOR A	28,000 S.F.	1/250	80 80=4/1000
2 STORY BLDG	41,500 S.F.	1/250	166 166=4/1000
TOTAL	269,734 S.F.		1081 4.2/1000 1,137



North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court

Schematic Design

Copyright © 2007 Indigo Architecture, Inc.

APR 18 2007

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SUP-20499

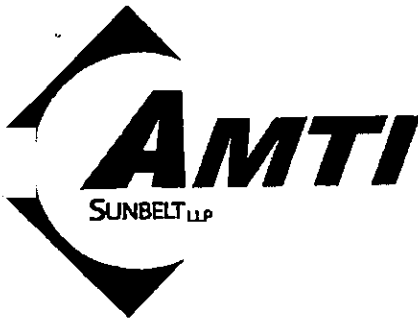
REVISED

SDR-20496

05/10/07 PC

APR 18 2007

1001 40-1-71



720 SUSANNA WAY
HENDERSON, NEVADA 89011
PHONE (702) 242-9908
FAX (702) 242-9915

April 18, 2007

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: *Revision to April 5th submittal for Request for Site Development Review of Caroline's Court with associated Special Use Permits and Waivers of Development Standards, APN's 125-17-601-012, 125-17-601-017, and 125-17-202-001*

SITE DEVELOPMENT REVIEW

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Road and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development is to comply with the Town Center Development Standards.

Caroline's Court comprises a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants, as well as a 2-story office building. The total site area is 1,031,509 square feet with building area gross of 269,734 square feet and 1,137 parking spaces. The open space totals approximately 226,058 square feet.

The property is bounded on the north by a residential subdivision. The landscape buffer between the development and the residential subdivision has been designated as a multi-use transportation trail in compliance with the Transportation Trails Element of the City of Las Vegas Master Plan. The frontage of the property along El Capitan Way has also been designated for a multi-use transportation trail

Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision, with the nearest building being the 2-story office building. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The service road for the Lowe's Home Improvement Center was purposely placed at the furthest possible location from the residences. The parking lot landscaping will provide additional screening and will be an appealing amenity in the project.

SUP-20497 SUP-20498

SUP-20499 SDR-20496

REVISED 05/10/07 PC

◀ CIVIL ENGINEERING ◀ SURVEYING ◀ CONSTRUCTION STAKING ◀ ALTA/ACSM ◀ MAPPING ◀ BOUNDARY TOPO

www.acclaimti.com

APR 16 2007

SPECIAL USE PERMITS

The Caroline's Court Development will require the acquisition of 3 separate Special Use Permits (SUP) per the Town Center Development Standards, Section 4. Two permits will be for the Lowe's Home Improvement Center and one will be for fast food sales:

1) BUILDING AND LANDSCAPE MATERIAL / LUMBERYARD:

All lumber sales are conducted within the building at the Lowe's Home Improvement Center. Any outside storage of building materials will be screened from view of adjacent properties and streets within the provided "Staging Area" by approved methods referred to within the Town Center Development Standards. The Garden Center, while being an open-air facility, is completely enclosed with upgraded fencing and screening materials. Live plant displays frame the front entrance to the Garden Center with a wide variety of living seasonal colors. Additionally, all outside lighting will be designed so as not to shine directly into any abutting residential property.

2) OUTDOOR DISPLAY OF NEW MERCHANDISE:

The display of new seasonal home improvement merchandise directly adjacent to the outside perimeter of the store is an integral component of the Lowe's operation. Seasonal items such as barbeques, lawn mowers, swing sets, etc., will be displayed in a neat and orderly manner so as not to spill out into or interfere with the normal flow of pedestrians or vehicles in the parking lot. Additionally, these displays will comply with minimum standards determined by the Director of Planning and Development.

3) DRIVE-THROUGH WINDOW:

The Fast Food restaurant shown as Fast Food "A" will require Special Use Permit for its associated drive-through window. This stand-alone building will be designed to blend in with the general architectural features of the overall development.

NECESSARY WAIVERS

Our letter of March 12th asked for 2 waivers specific to fast food Restaurants. Those waivers were withdrawn April 5th. Since then the second drive through restaurant has been removed entirely from the site plan. The requested two removed waivers have been reinstated with the current site plan, but only for one restaurant pad: please see items 3 and 4.

1) PERIMETER LANDSCAPING ALONG THE DEDICATED TRAIL.

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**SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC**

APR 18 2007

for in the Town Center Development Code along those alignments. This waiver request does not include the Fast Food Restaurants, which will have an additional 10' of landscaping along the Trail alignment, but we request that any further requirements for additional landscaping along those alignments be waived.

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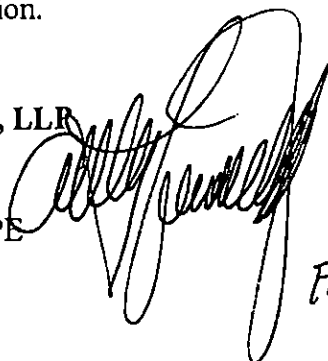
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Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission.

Sincerely,
AMTI SUNBELT, LLC

Lazell H. Preator, PE
Principal Engineer



For Lazell H. Preator
AMTI
4.18.07

SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED.

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters by Jay Allen and Jessica Gerke

MOTION:

DUNNAM – HOLD IN ABEYANCE Items 29-32 to 6/14/2007 – UNANIMOUS

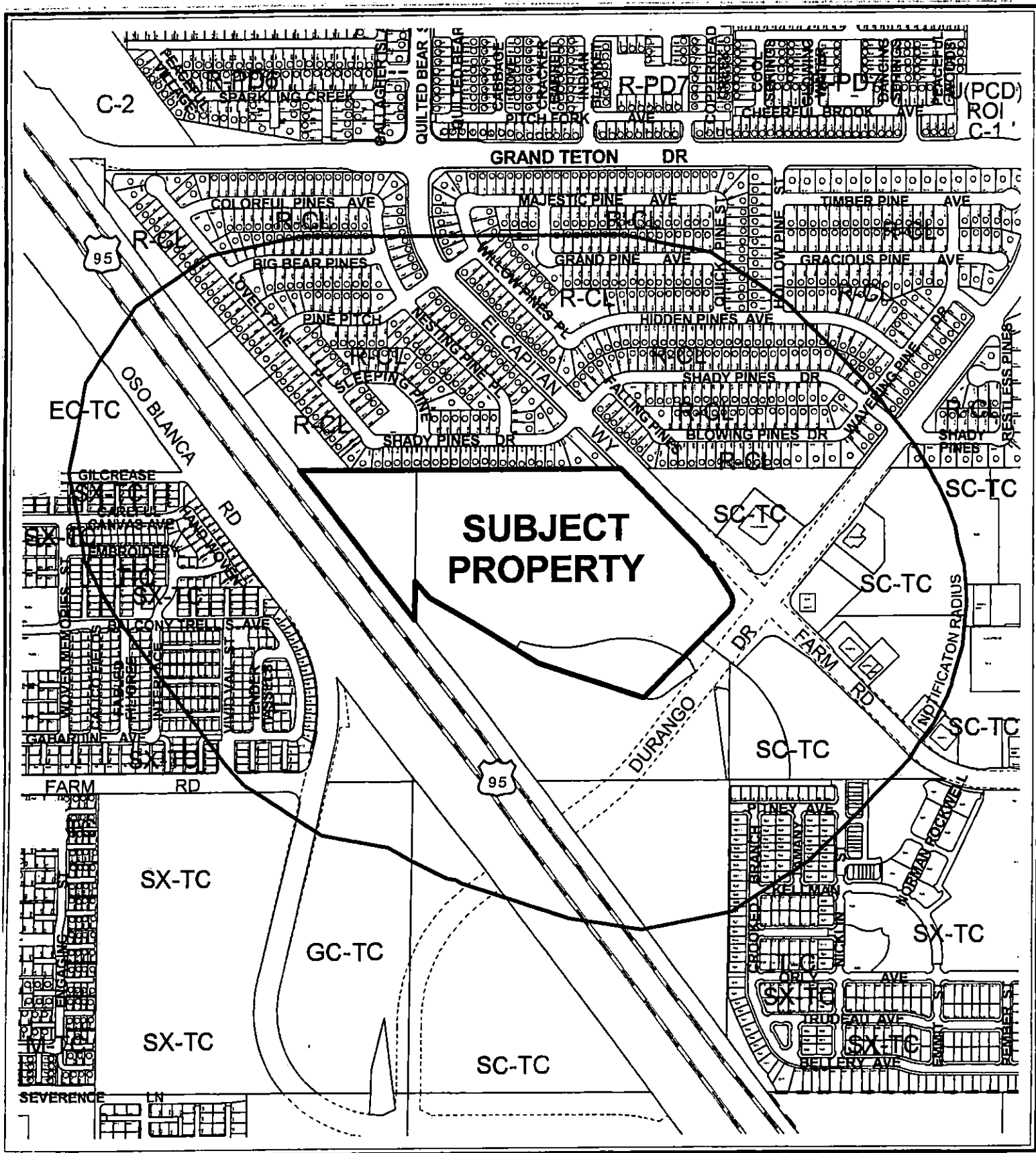
PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 32 – SDR-20496

MINUTES:

See Item 29 for related discussion.

(6:01 – 6:02)

1-41



CASE: SDR-20496

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20496 – APPLICANT/OWNER: CAROLINE'S COURT, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20497), Special Use Permit (SUP-20498), and Special Use Permit (SUP-20499) shall be required.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 04/18/07, and building elevations, date stamped 03/13/07 and 04/23/07, except as amended by conditions herein.
4. Any proposed building for which building elevations were not presented as a part of this review must be reviewed and approved by the Planning Department prior to the time application is made for a building permit for the subject building to ensure aesthetic compatible with the building elevations, date stamped 03/13/07 and 04/23/07, approved herein.
5. A Waiver from Town Center Development Standards is hereby approved, to allow a zero-foot wide perimeter landscape buffer along the required multi-use transportation trail at the north property line where eight feet is required and at the western property line where 15 feet is required.
6. A Waiver from Town Center Development Standards is hereby approved, to allow a six-foot wide landscape buffer at the interior property line that runs southerly along the eastern property line where eight feet is required.
7. A Waiver from Town Center Development Standards is hereby approved, to allow zero feet of additional landscape buffer at the Restaurant (with Drive-Through) use where ten additional feet are required and to allow a drive-through lane to wrap around three sides of the building where only two sides are permitted.

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8. The proposed two-story office building as indicated on the site plan, date stamped 04/18/07, when designed may not exceed 29.5 feet in height or a variance for residential adjacency will need to be approved prior to the time application is made for a building permit for the subject building.
9. The retail and restaurant buildings that back towards the public right-of-way of either El Capitan Way or North Durango Drive (depicted as Proposed Retail A, C, D, G and Proposed Restaurant B on the site plan date stamped 04/18/07) shall maintain dual public frontage for all tenant spaces.
10. The 20-foot wide trail with sidewalks, lighting, screen and/or block wall, and landscaping along El Capitan Way and adjacent to the residential development of Pine Meadows on the north side shall be completed along with the initial construction of the project. Provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
11. 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.
12. 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.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.

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17. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
18. 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.
19. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
20. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

22. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
23. Construct all incomplete half-street improvements on El Capitan Way and Durango Drive adjacent to this site concurrent with development of this site.
24. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
25. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and meet the approval of the Nevada Department of Transportation.
26. Extend the existing median island in El Capitan Way past the northern most driveway to restrict the driveway to right turn in and right turn out turning movements only concurrent with development of this site in a manner acceptable to the City Traffic Engineer.

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27. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
28. Construct a public sewer stub to the southwest corner of this site at a size and location acceptable to the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
29. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
30. Landscape and maintain all unimproved rights-of-way, if any, on El Capitan Way and Durango Drive adjacent to this site.
31. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the El Capitan Way and Durango Drive public right of way adjacent to this site prior to the issuance of any permits.
32. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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33. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
34. Site development to comply with all applicable conditions of approval for Z-76-98, the Town Center Development Standards, and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 269,734 square foot commercial center on 23.62 acres located at the northwest corner of El Capitan Way and Durango Drive. The project site currently consists of three undeveloped parcels of land at the near the U.S. 95 – Durango Drive Interchange.

The applicant is requesting a waiver of the Town Center Development Standards to allow a reduction of the perimeter landscape buffer requirements along the required multi-use transportation trail at the north and west property lines and along a portion of the south interior property line to allow a six-foot buffer width where eight feet is required. Further, the applicant requests that the additional landscape buffer at the Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, be waived where ten additional feet is required. Finally, the applicant requests a waiver of the Town Center Development Standards to allow a proposed Restaurant (with Drive-Through) use to have a drive-through lane that wraps around three sides of the structure where only two sides are allowed. This proposed development is in keeping with the objectives and goals of the SC-TC (Service Commercial Town Center) Special Land Use Designation and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance along with three of the companion Special Use Permits (SUP-20497, SUP-20498, and SUP-20499), which were to be heard concurrently. One companion Special Use Permit (SUP-20500) was withdrawn without prejudice at the applicant's request.
05/10/07	Companion items for three Special Use Permits (SUP-20497, SUP-20498, and SUP-20499) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no active or pending building permits or business licenses for this site.	
Pre-Application Meeting	
02/28/07	A pre-application meeting was held and elements of this application were discussed. It was noted that signage would be done as a part of a master sign plan that would need to go through CHARC. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

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Field Check
No field check was conducted for this site.

Details of Application Request
Site Area
Gross Acres 23.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
East	ROW (US 95)	ROW (US 95)	ROW (US 95)
West	Undeveloped	SC-TC (Service Commercial Town Center)	TC (Town Center)
	General Retail Store	SC-TC (Service Commercial Town Center)	TC (Town Center)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		N *
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N *
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

- * Various waivers have been requested to allow perimeter landscaping reductions and to allow the proposed Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, to have a drive-through lane that wraps around three sides of the building as a part of this review. If approved, the waivers would grant relief from the city's standard.

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DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	n/a	1,031,509 SF	Y
Min. Setbacks			
• Front	15 Feet	>15 Feet	Y
• Side	10 Feet	>10 Feet	Y
• Corner	15 Feet	>15 Feet	Y
• Rear	20 Feet	>20 Feet	Y
Max. Lot Coverage	n/a	26%	Y
Max. Building Height	2 Stories	2 Stories	Y
Trash Enclosure	Enclosed	Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	1-Foot of Setback for Each 3 Feet of Height	89 Feet (allows a height of 29.5 Feet)	Undetermined *
Adjacent development matching setback	10 Feet	89 Feet	Y
Trash Enclosure	50 Feet	50 Feet	Y

* The project proposes to site a two-story office building to the north of the designated Lowe's location, but no elevations or designs have been yet been done or submitted for review; therefore, compliance with this standard can not be determined at this time. A condition has been added to this review that the proposed two-story office building, when designed, must not exceed 29.5 feet in height or a variance for residential adjacency will need to be approved prior to the application of building permits for the subject building.

Pursuant to Town Center Development Standards, the following landscape and open space standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	# of trees = (# of spaces/6) + (# of islands/2)	196 Trees	227 Trees	Y
Buffer: Min. Trees	1 Tree / 35 Linear Feet	107 Trees	125 Trees	Y
TOTAL		303 Trees	352 Trees	Y

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Min. Zone Width	15 Feet along the ROW	15 Feet @ N. Durango Dr.	Y
		0 Feet @ El Capitan Way	N *
	Additional 10 Feet at the ROW adjacent to the Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant	0 Feet @ El Capitan Way	N**
	8 Feet along the Interior Property Lines	6 Feet @ East/Southeast P/L	N *
		0 Feet @ North P/L	N *

* There is a multi-use transportation trail that runs along the west property line at the El Capitan Way right-of-way and along the interior property line to the north. There is a waiver request as a part of this review to allow zero additional landscaping between the developed site and the trail. The waiver also requests that a portion of the interior property line to the east running to the south be allowed to be six feet wide where eight feet is required. If approved, the waivers would grant relief from the city's standard.

** There is a waiver request as a part of this review to allow zero additional feet of landscape buffer where 10 additional feet are required adjacent to the proposed Restaurant (with Drive-Through) use, also termed a Fast Food Restaurant, at the perimeter of the site. If approved, the waiver would grant relief from the city's standard.

Pursuant to Town Center Development Standards, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Primary Arterial 100' (North Durango Drive)	Street trees in the Amenity Zones shall be 35 feet on-center, alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold.	Street trees in the Amenity Zones shall be 35 feet on-center, alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold.	Y
Multi-Use Transportation Trail (El Capitan Way)	20-Foot wide trail with 5-foot wide transition strip, 10-foot wide transportation trail path, and 5-foot wide landscape buffer.	20-Foot wide trail with 5-foot wide transition strip, 10-foot wide transportation trail path, and 5-foot wide landscape buffer.	Y

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Pursuant to Town Center Development Standards; Title 19.04; and Title 19.10, 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	
Shopping Center (25,000 SF – 350,000 SF GFA	269,734 SF	1 Space / 250 SF GFA	1058 Spaces	21 Spaces	1,109 Spaces	28 Spaces	Y
TOTAL (including handicap)			1,079 Spaces		1,137 Spaces		Y
Loading Spaces	269,734 SF	3 + 1 for ea 100,000 SF over 50,000 SF	6 Spaces		7 Spaces (Plus trailer delivery areas at major retail spaces)		Y

- * Under Title 19.04, a shopping center use is defined as “Any structure or group of structures that: (1) House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; (2) Have a minimum combined gross floor area of 25,000 square feet and a maximum combined gross floor area of 350,000 square feet; (3) Are located upon a single parcel of land or upon contiguous parcels of land; and (4) Have common vehicular access and parking facilities.” This development is deemed a shopping center use and parking is calculated for the overall development not each individual use.

Waivers		
Request	Requirement	Staff Recommendation
To allow a 0-Foot wide landscape buffer at the multi-use trail	8 Feet at the North P L	Approval
	15 Feet at the ROW	Approval
To allow a 6-Foot wide landscape buffer at the interior P L that runs east to the south	8 Feet at the Interior P L	Approval

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To allow 0 feet of additional landscape buffer adjacent to the proposed Restaurant (with Drive-Through) use at the perimeter of the site	10 Feet additional at the ROW	Approval
To allow a drive-through aisle to wrap around three sides of the proposed Restaurant (with Drive-Through) use	Drive-through aisle only 2 sides of the building max.	Approval

ANALYSIS

The subject property has a general plan designation of TC (Town Center). This is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses. The zoning of T-C (Town Center) with a SC-TC (Service Commercial-Town Center) special land use designation complies with this designation. Projects located within the Town Center area are subject to the Town Center Development Standards as well as Title 19. The development is permitted within the T-C (Town Center) zone but restricted by the Town Center Development Standards Manual as to specific land uses.

The proposed Restaurant (with Drive-Through) uses, Building and Landscape Material/Lumber Yard use with the accompanying Outdoor Storage, Accessory use are allowed within the SC-TC (Service Commercial-Town Center) special land use designation under the T-C (Town Center) zoning district with approval of a Special Use Permit. The proposed uses are appropriate for the area and will be an integral part of the proposed 269,734 square foot commercial shopping center. These uses are typical within the commercial areas of Town Center.

The site encompasses three parcels that will be combined into a commercial subdivision subsequent to the appropriate approvals, including this site development plan review.

- **Site Plan**

The site is located on the north side of North Durango Drive approximately 288 feet west of U.S. 95 interchange. This site consists of three undeveloped parcels of land in the city's Centennial Hills Town Center plan area.

The site plan is in general compliance with the standards of the SC-TC (Service Commercial - Town Center) district as contained within the Town Center Development Standards Manual. There are four waiver requests that staff is supporting. The first is to allow zero feet of perimeter landscape buffer along the interior portions of the required

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trail at the north and west property lines. Additionally, there is a waiver request to allow a six-foot wide buffer where eight feet is required along a portion of the property line at the east that runs towards the south. Further, the applicant is requesting that the additional landscape buffer required at the drive-through lane adjacent to the perimeter be waived. Finally, there is a request to waive the requirement that a restaurant (with drive-through) use have a drive-through lane that wraps around no more than two sides; the proposed drive-through lane wraps around three sides.

The site plan illustrates seven buildings that are proposed for retail and restaurant tenants. The buildings are massed towards the southwestern corner of the site with a pedestrian plaza and clock tower at the corner of El Capitan Way and North Durango Drive. There is a proposed Lowe's store as this development's anchor store that will be sited so it backs towards the highway. There is a proposed office building that will be setback approximately 89 feet and a retail building that will be setback from the residential subdivision towards the north. Finally, the site plan proposes to site a restaurant (with drive-through) uses near the site's principle entrance off of El Capitan Way.

- **Landscape Plan**

The open space provided at 22 percent for this project exceeds the requirements of the Town Center Development Standards and Title 19. The landscaping is generally in conformance with the Town Center Development Standards. As mentioned above there are two waiver requests regarding the landscape perimeter buffer standards that have been requested, staff is in support of those requests.

The landscape plan depicts the various landscape buffers around the perimeter of this site as well as the multi-use transportation trail at the north and west property lines. The streetscape and landscaping treatments required along the Town Center designated Primary Arterial (North Durango Drive) and Town Center Arterial (El Capitan Way) have been incorporated into the plan.

The streetscape amenity zones, perimeter landscape buffers, trail, and parking area islands are depicted as having the multiple tree species of the appropriate sizes to meet the Town Center Development Standards, Transportation Trails Element, and Title 19 requirements. The parking area landscaping has been provided in both islands at the ends of the parking rows and in alternating landscape blocks within the parking rows.

- **Elevations/Floor Plan**

The materials and design of the building exteriors will match through out the proposed commercial shopping center. The buildings have varying heights up to two-stories (35-feet) that use parapets and architectural articulation to vary the appearance of the building facades. The identified Lowe's building is utilizing the colors and accents proposed for the rest of the commercial shopping center to incorporate a cohesive appearance through out the center. The proposed office building and restaurant (with drive-through) use do

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not, at present, have elevations but a condition has been added that all development must be reviewed and approved as aesthetically compatible with the building elevations approved as a part of this review prior to the issuance of a building permit for that building.

The proposes two-story office building to the north of the designated Lowe's location, has no building elevations or designs submitted for review; therefore, compliance with residential adjacency standards can not be determined at this time. A condition has been added to this review that the proposed two-story office building, when designed, must not exceed 29.5 feet in height or a variance for residential adjacency will need to be approved prior to the application of building permits for the subject building.

The floor plans show that there will be the potential for a variety of tenant space sizes that will be built out at the time those spaces are leased. The development at this time is producing shell buildings that will allow the tenants the freedom of doing tenant improvements tailored to their business. A condition has been added that the retail and restaurant buildings that back towards the public right-of-way of either El Capitan Way or North Durango Drive (depicted as Proposed Retail A, C, D, G and Proposed Restaurant B on the site plan date stamped 04/18/07) shall maintain dual public frontage for all tenant spaces. This condition will assure that the traditional back of the building maintains a storefront appearance thus not looking like the rear or service entrance to these spaces, which is not appropriate for this location.

- **Trail**

The Transportation Trails Element of the Master Plan calls for a Multi-Use Transportation Trail to run along the western and northern property lines of this project to connect other existing and future portions of the city's trails network. The plans as submitted depict a pedestrian oriented trail along the northern property line where the required transition strip transitions into the parking lot of the proposed commercial shopping center. The entire trail along the northern property line is within the subject site. The trail alignment that runs along the western property line abuts the El Capitan Way right-of-way and maintains the five-foot landscape buffer and the 10-foot sidewalk on the subject site with the five-foot transition strip being a part of the right-of-way. The proposed trail meets the requirements of the Master Plan.

The site development plan review has been submitted in conjunction with a proposed Special Use Permit (SUP-20497) to allow a Building and Landscape Material/Lumber Yard use; Special Use Permit (SUP-20498) to allow an Outdoor Storage, Accessory use; and Special Use Permit (SUP-20499) to allow a Restaurant (with Drive-Through) use.

The proposed commercial shopping center is appropriate for this area per the Town Center Development Standards including the uses that are proposed under the various special use permits. Due to the compatibility of this development with the surrounding present and future

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land use designations, staff is recommending approval of this site development plan review request and the waiver requests.

FINDINGS

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;**

The proposed development will be consistent with the existing and proposed development around the site.

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 site plan conforms to both the General Plan and the Town Center land use designations for the site. The proposed site plan conforms to other city policies and standards.

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

Staff finds access to the development is via El Capitan Way, (an 80-foot Town Center Arterial). The development should not have an adverse effect on the capacity of the street

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

The proposed building materials and landscape materials 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 building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 401 [Mailed with SUP-20497, SUP-20498, SUP-20499 and SUP-20500]

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20496** APN: 125-17-601-012 / 017 ; 125-17-202-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: Caroline's Court, LLC

Name of Representative: Jacob Khakshouri

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

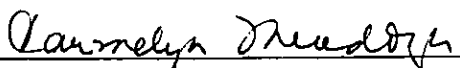
APN: _____

Signature of Property Owner: 

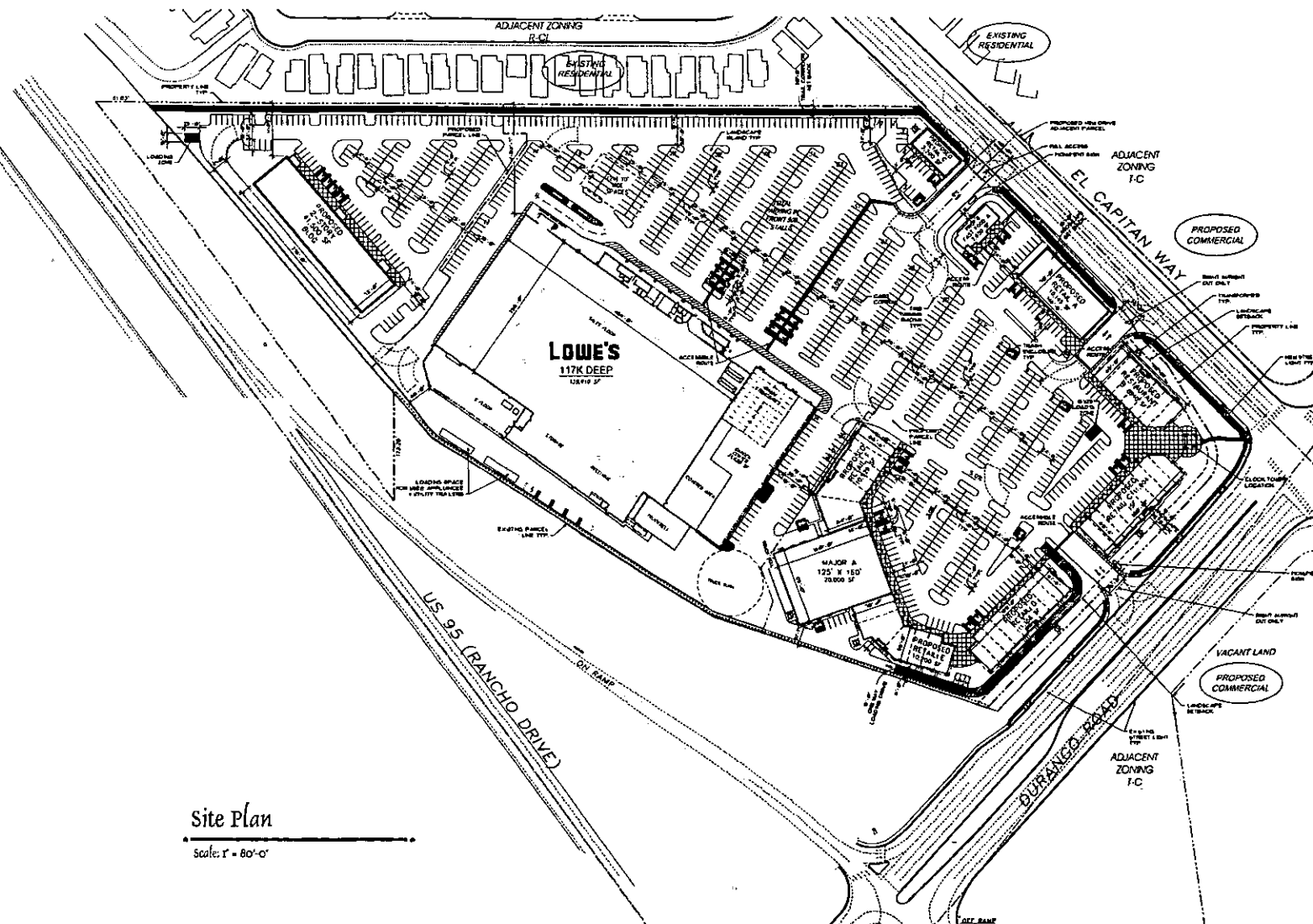
Print Name: Jacob Khakshouri
Managing Member, Caroline's Court, LLC

Subscribed and sworn before me

This 5th day of March, 20 07


Notary Public in and for said County and State





Site Plan

Scale: 1" = 80'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN) 125 17-001-017
CURRENT ZONING I-C

Site Area Data

SITE GROSS +/- 23.02 ACRES 1,031,500 S.F.
BUILDING AREA GROSS 269,734 S.F. GROSS
SITE COVERAGE 26 PERCENT

2 STORY BUILDING SITE +/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS 41,500 S.F. GROSS
SITE COVERAGE 29 PERCENT

LOWE'S SITE +/- 11.89 ACRES 517,982 S.F.
BUILDING AREA GROSS 139,410 S.F. GROSS
SITE COVERAGE 27 PERCENT

RETAIL SITE / FASTFOOD SITE +/- 8.0 ACRES 368,273 S.F.
BUILDING AREA GROSS 88,824 S.F. GROSS
SITE COVERAGE 24 PERCENT

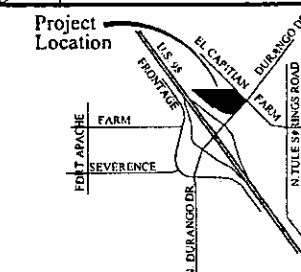
Building Open Space:

AREA REQUIRED 20% +/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 22% +/- 226,058 SF +/- 5.2 ACRES

Parking Data:

BUILDING		PARKING	
BLDG	BLDG. AREA	REQD. RATIO	PROVIDED
Fast Food A	2,650 S.F.	1/250	11
RETAIL A-C-DELF	42,430 S.F.	1/250	170
RESTAURANT B	8,940 S.F.	1/250	36
RETAIL G	3,200 S.F.	1/250	13
LOWE'S	139,410 S.F.	1/250	558
MAJOR A	20,000 S.F.	1/250	80
2 STORY BLDG	41,500 S.F.	1/250	166
Total	269,734 S.F.		1081

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10677 WALSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBAYASHI (310) 208-7770
CAMILA AFALON (310) 208-7770 EXT. 113

North

Caroline's Court

Schematic Design

April 18, 2007

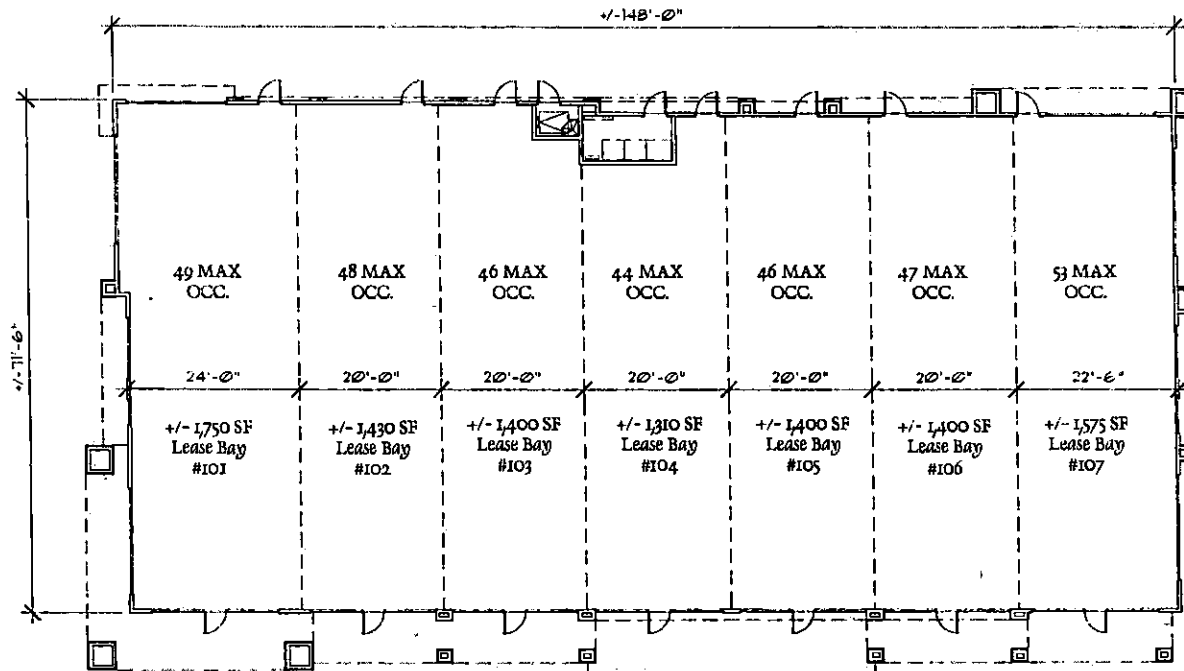
Indigo Architecture, Inc.

SUP-20499 SDR-20496
REVISED 05/10/07 PC

APR 18 2007

1021450-1772





Floor Plan

Scale: 1/8" = 1'-0"

North

Caroline's Court (Retail Building A)

Schematic Design

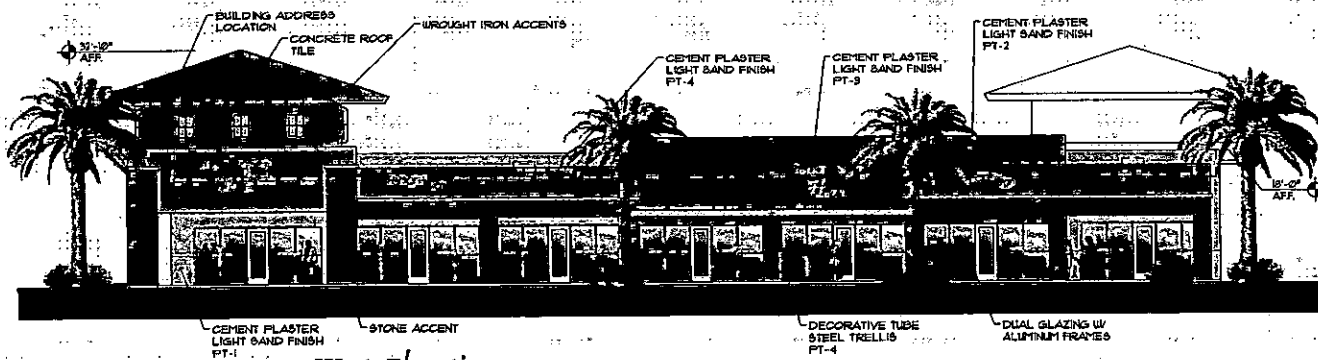
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1 of 4 pages

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1701 4th 1771

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SUP-20499 SDR-20496
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West Elevation

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 775SD
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D



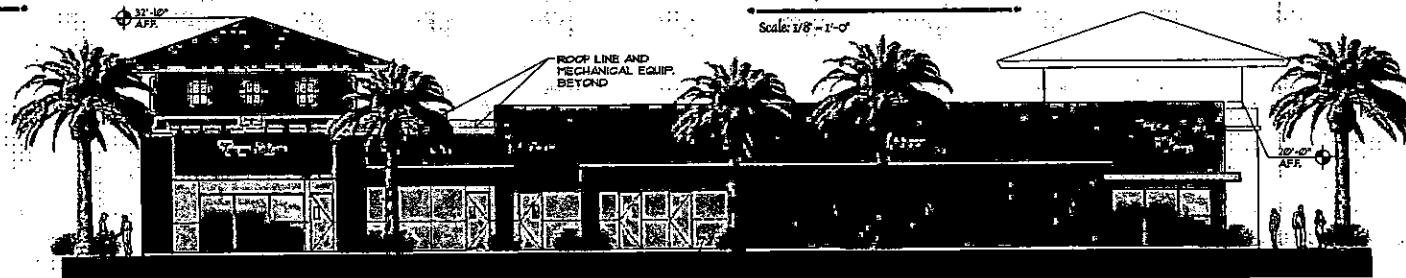
South Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"



East Elevation (El Capitan View)

Scale: 1/8" = 1'-0"

Caroline's Court (Retail Building A)

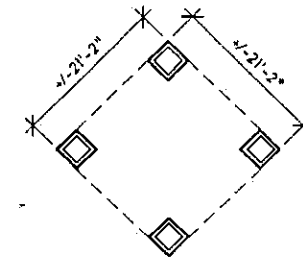
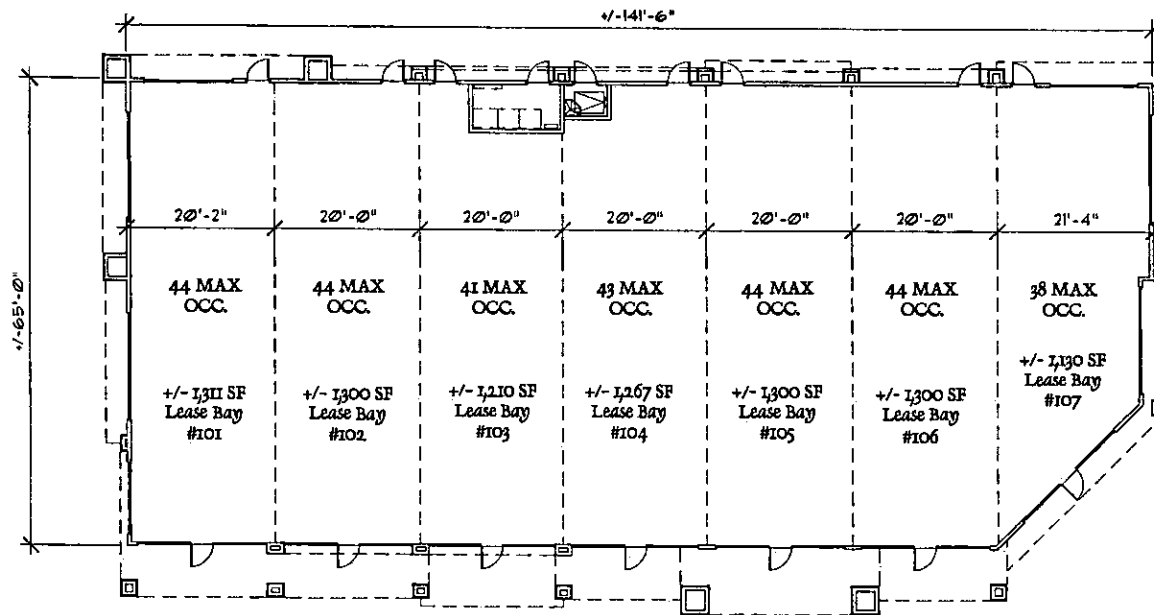
Schematic Design

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Floor Plan

Scale: 1/8" = 1'-0"

North

Caroline's Court (Retail Building B)

Schematic Design

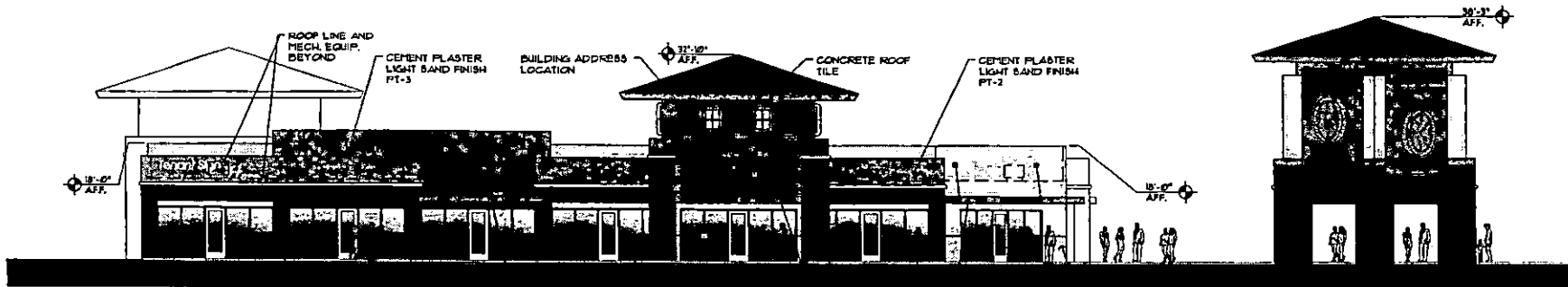
07270

March 12, 2007

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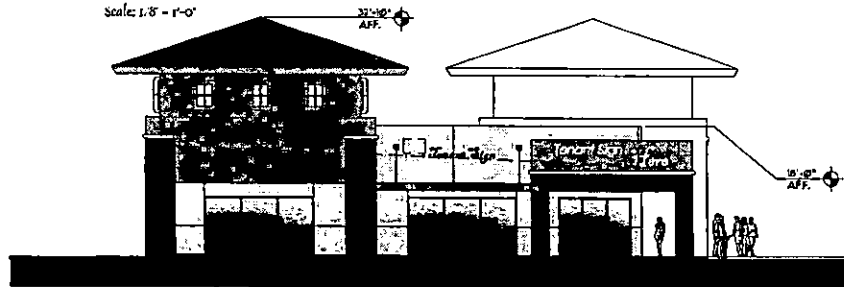
Indigo Architecture, Inc.
7021 458-1772

SDR-20496
04/26/07 PC



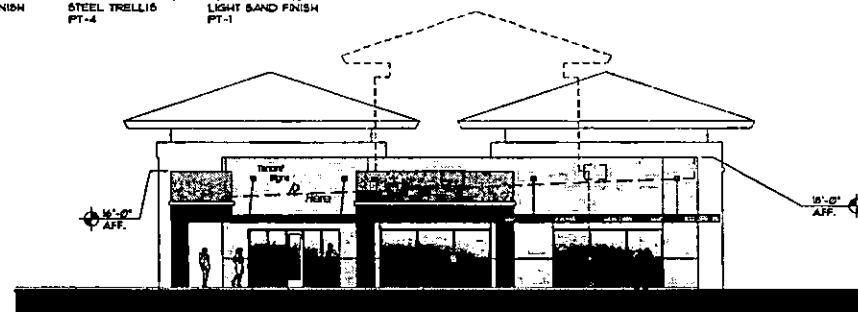
West Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"

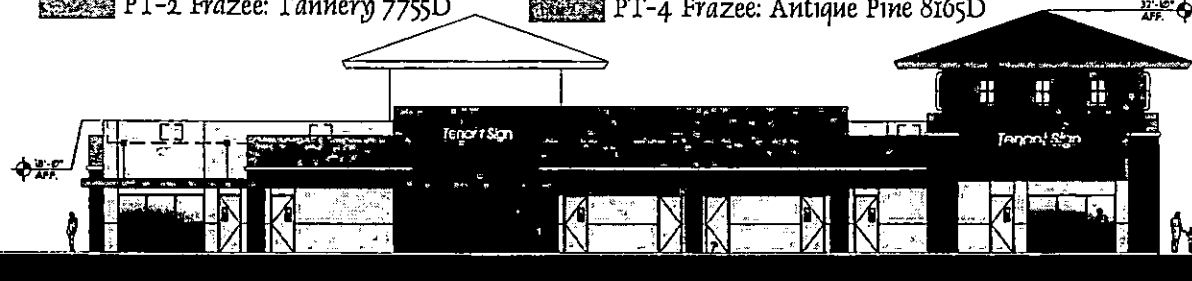


South Elevation (Courtyard View)

Scale: 1/8" = 1'-0"

PT-1 Frazee: Beach Grass 7751W
PT-2 Frazee: Tannery 7755D

PT-3 Frazee: Contemporary Maple 7786N
PT-4 Frazee: Antique Pine 8165D



East Elevation (Durango Road)

Scale: 1/8" = 1'-0"

Caroline's Court (Retail Building B)

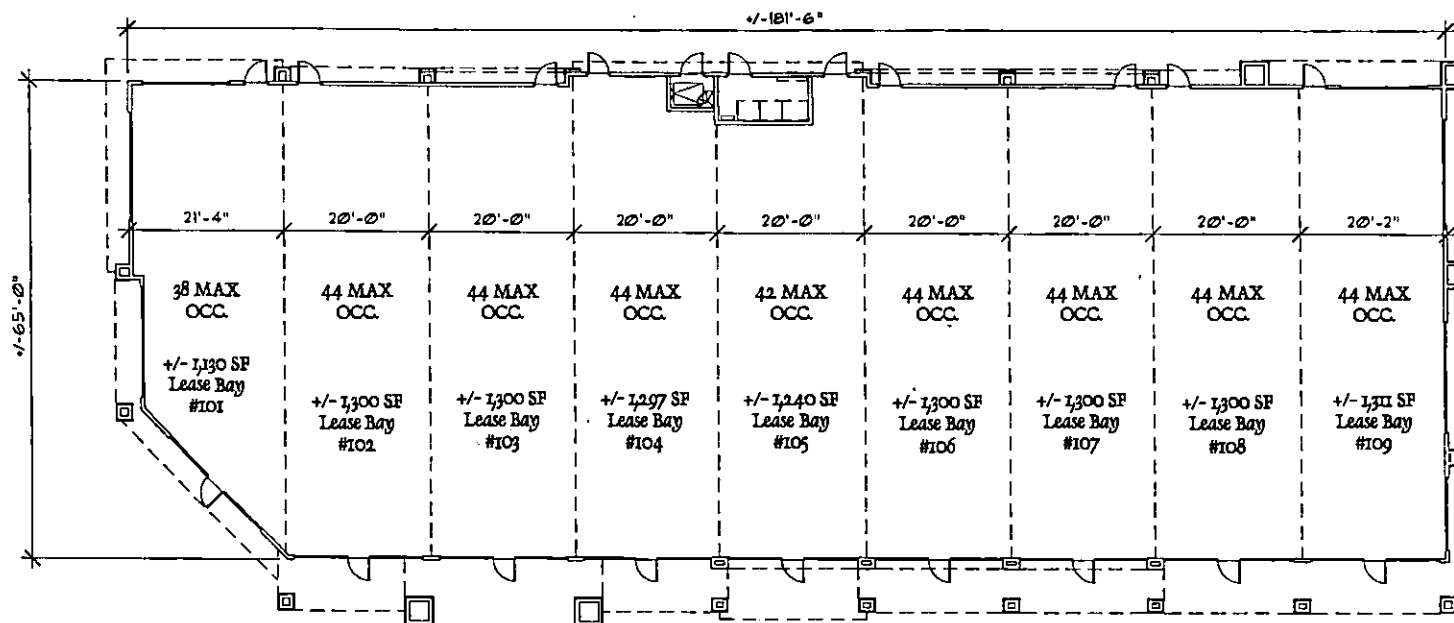
Submittal Design

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Floor Plan

Scale: 1/8" = 1'-0"

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Caroline's Court (Retail Building C)

Architect's Design

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SDR-20496
04/26/07 PC



North Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

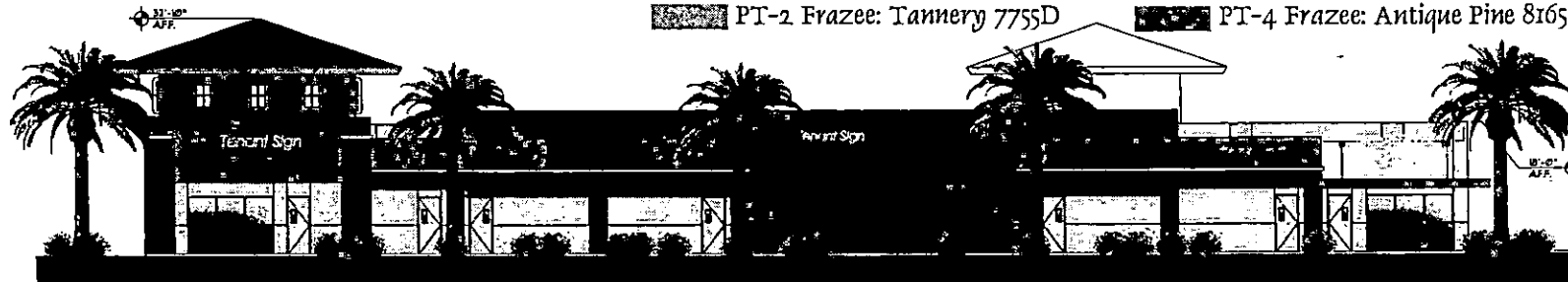


East Elevation

Scale: 1/8" = 1'-0"

PT-1 Frazee: Beach Grass 7751W
PT-2 Frazee: Tannery 7755D

PT-3 Frazee: Contemporary Maple 7786N
PT-4 Frazee: Antique Pine 8165D



South Elevation (Durango Road)

Scale: 1/8" = 1'-0"

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Caroline's Court (Retail Building C)

Schematic Design

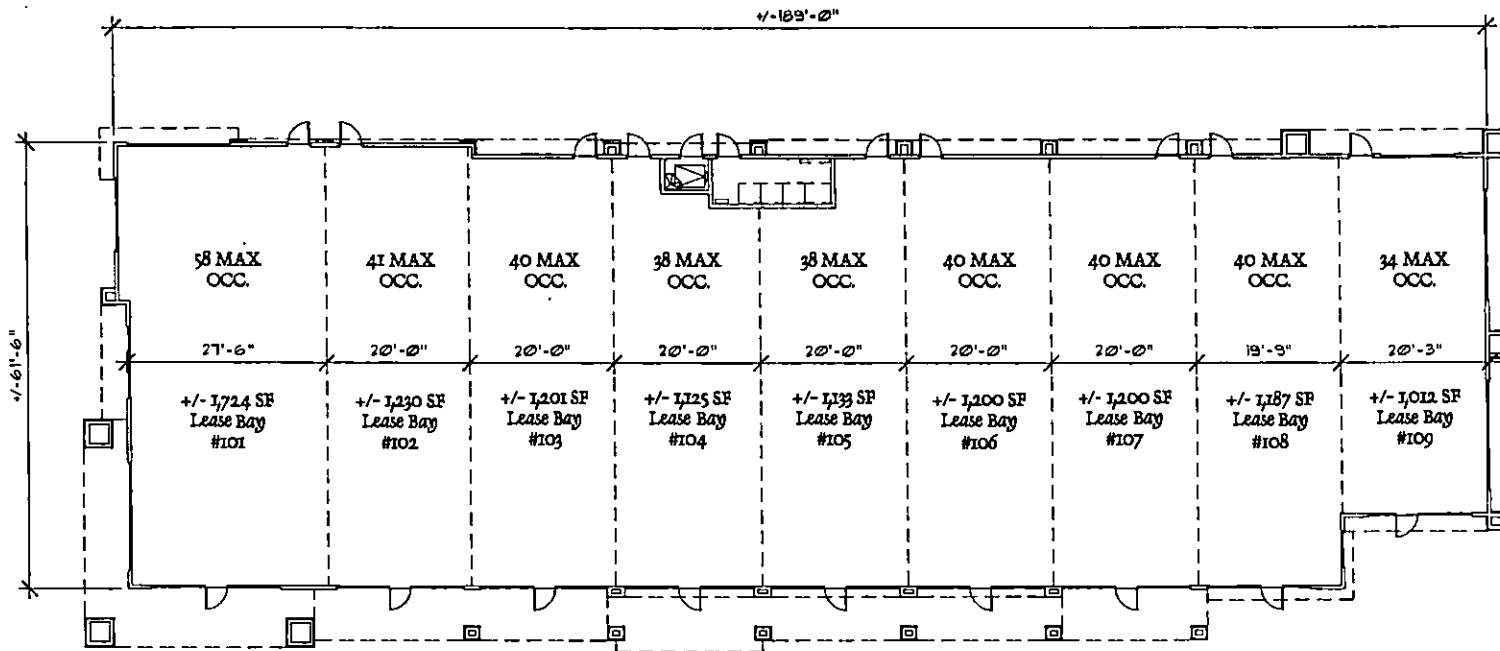
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Floor Plan

Scale: 1/8" = 1'-0"

07270

Caroline's Court (Retail Building D)

Architectural Design

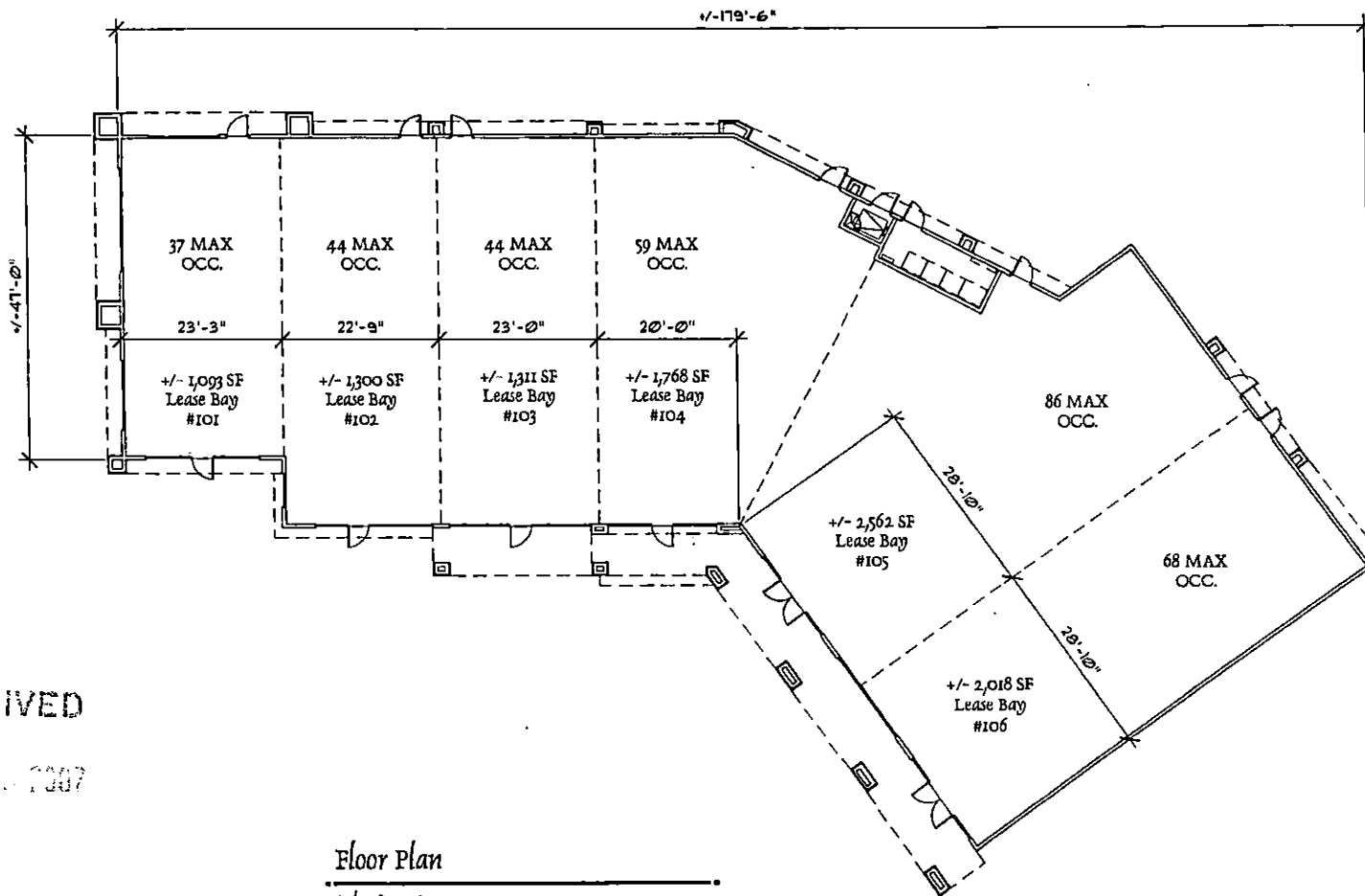
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SDR-20496
04/26/07 PC



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Floor Plan

Scale: 1/8" = 1'-0"

07270

North

Caroline's Court (Retail Building E)

Architectural Design

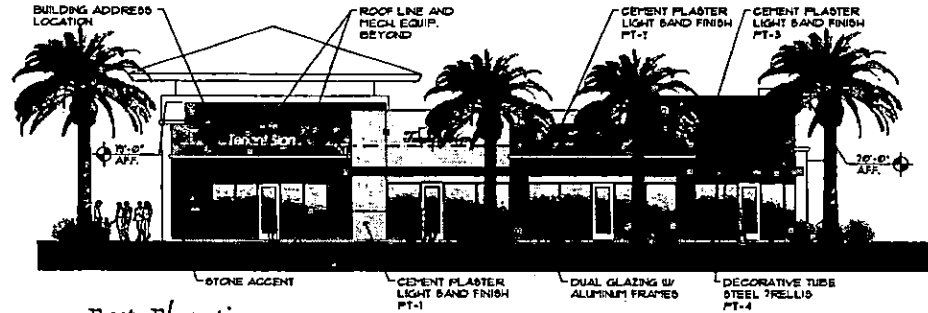
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(702) 456-2772

SDR-20496
04/26/07 PC



East Elevation

Scale: 1/8" = 1'-0" 32'-10" AFF.



South Elevation

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 7755D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D



West Elevation (US 95 Rancho Drive)

Scale: 1/8" = 1'-0"

Caroline's Court (Retail Building E)

Schematic Design

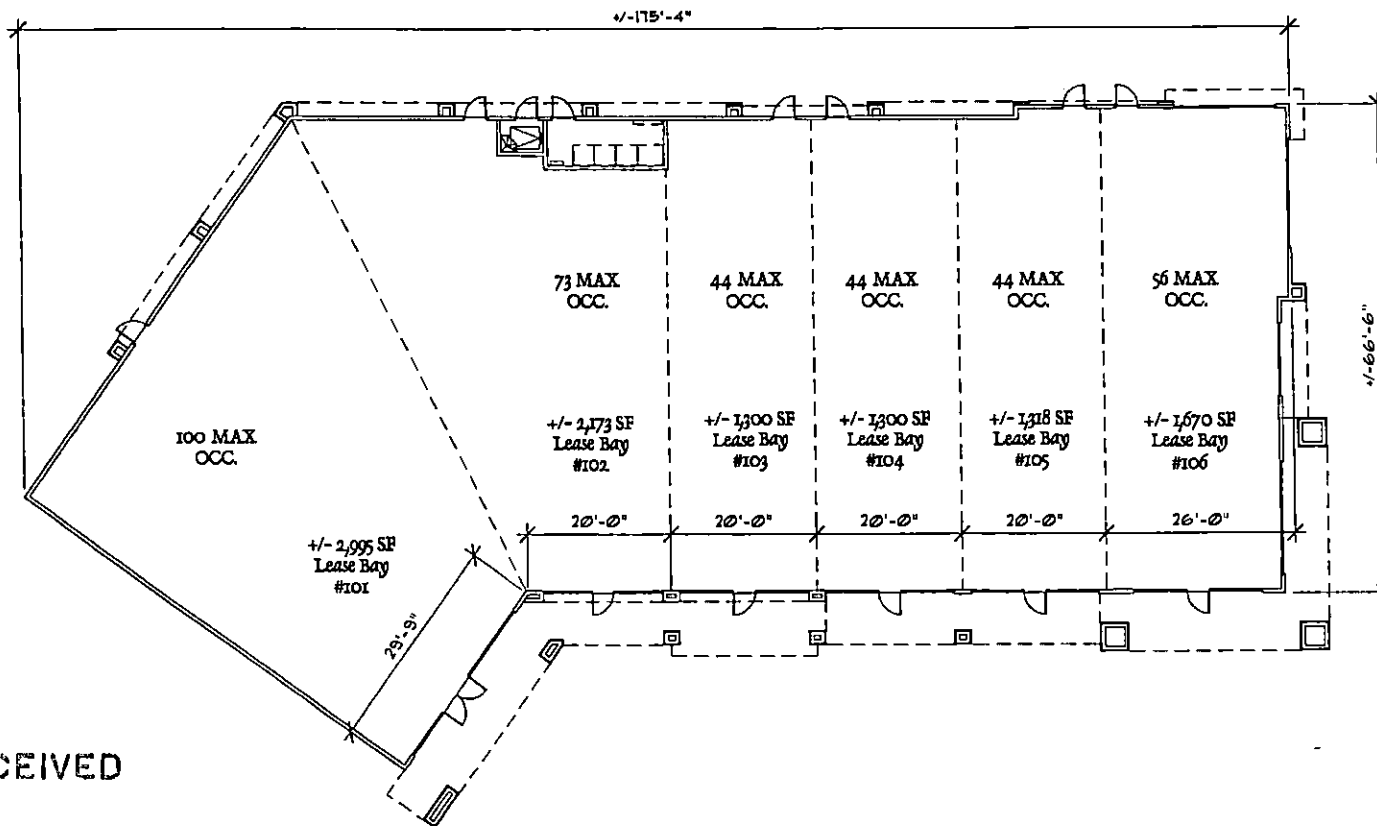
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Floor Plan

Scale: 1/8" = 1'-0"

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Caroline's Court (Retail Building F)

Schindler Inc. and

March 12, 2007

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Indigo Architecture, Inc.

1'0" = 1'0" = 1'0"

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04/26/07 PC



South Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 7755D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D



North Elevation

Scale: 1/8" = 1'-0"

Caroline's Court (Retail Building F)

Schematic Design

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- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 775D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D

South Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"

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Caroline's Court (Retail Building G)

Schematic Design

Q. Design & Architecture, Inc.

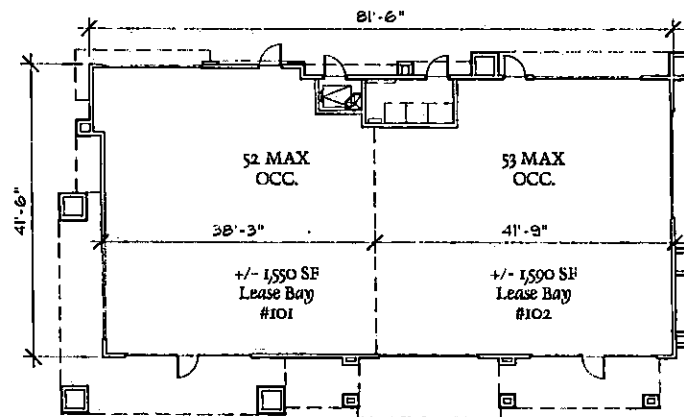
April 23, 2007
L. H. & S. H. & S. H.

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703.450.2772

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SUP-20499 SDR-20496
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Floor Plan

Scale: 1/8" = 1'-0"

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North

Caroline's Court (Retail Building G)

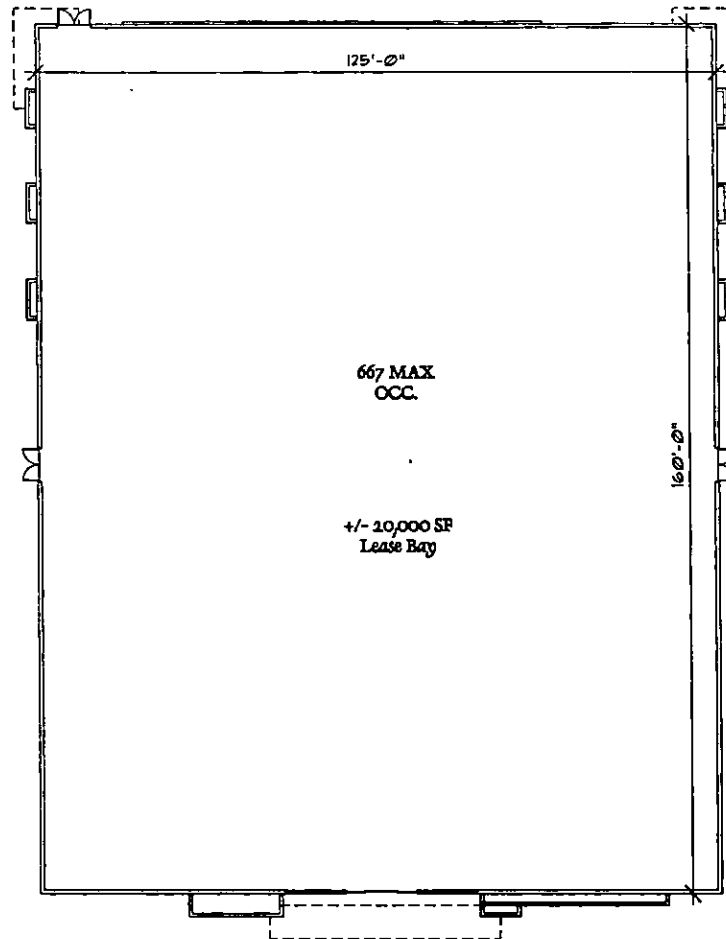
Architectural Design

April 23 2007
Indigo Architects



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Floor Plan

Scale: 3/32" = 1'-0"

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Caroline's Court (Retail Building Major A)

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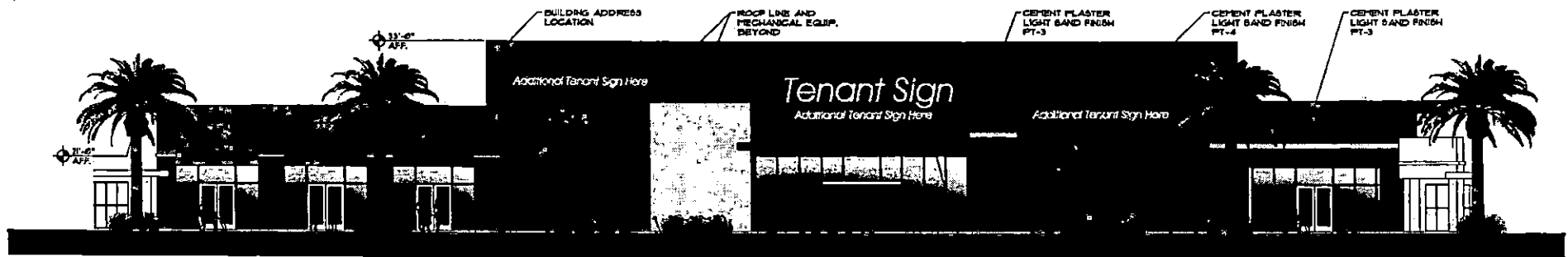
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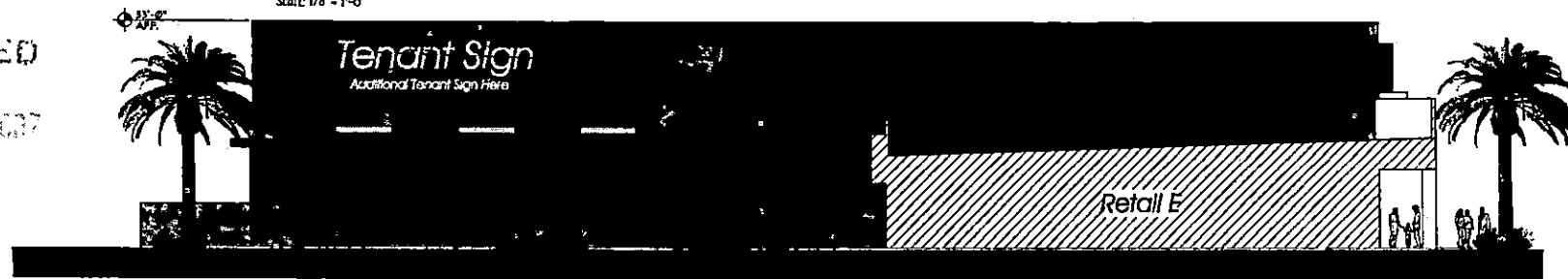


East Elevation

Scale: 1/8" = 1'-0"

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MAR 3 2007



South Elevation (Durango Road)

Scale: 1/8" = 1'-0"



West Elevation (US 95 Rancho Drive)

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 7751W
- PT-2 Frazee: Tannery 7755D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D

Caroline's Court (Retail Building Major A)

Submittal EX-010

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04/26/07 PC

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002149-100

Accent
(PT-4) FRAZER: ANTIQUE PINE 8165D

Field Color/Accent
(PT-3) FRAZER: CONTEMPORARY MAPLE 7786N

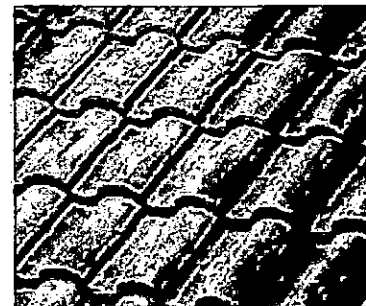
Field Color/Accent
(PT-2) FRAZER: TANNERY 7755D

Field Color
(PT-1) FRAZER: BEACH GRASS 7751W



Stone Accent

Coronado: Canyon Ledge, Sunset Blend



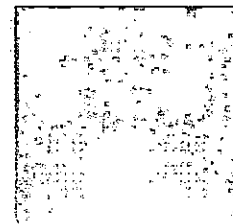
Roof Tile

Monier Lifetile: Barcelona, Sandstorm



Glass

Pilkington: Clear Glass



Glass

Pilkington: Low E Insulated

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Caroline's Court

Schematic Design

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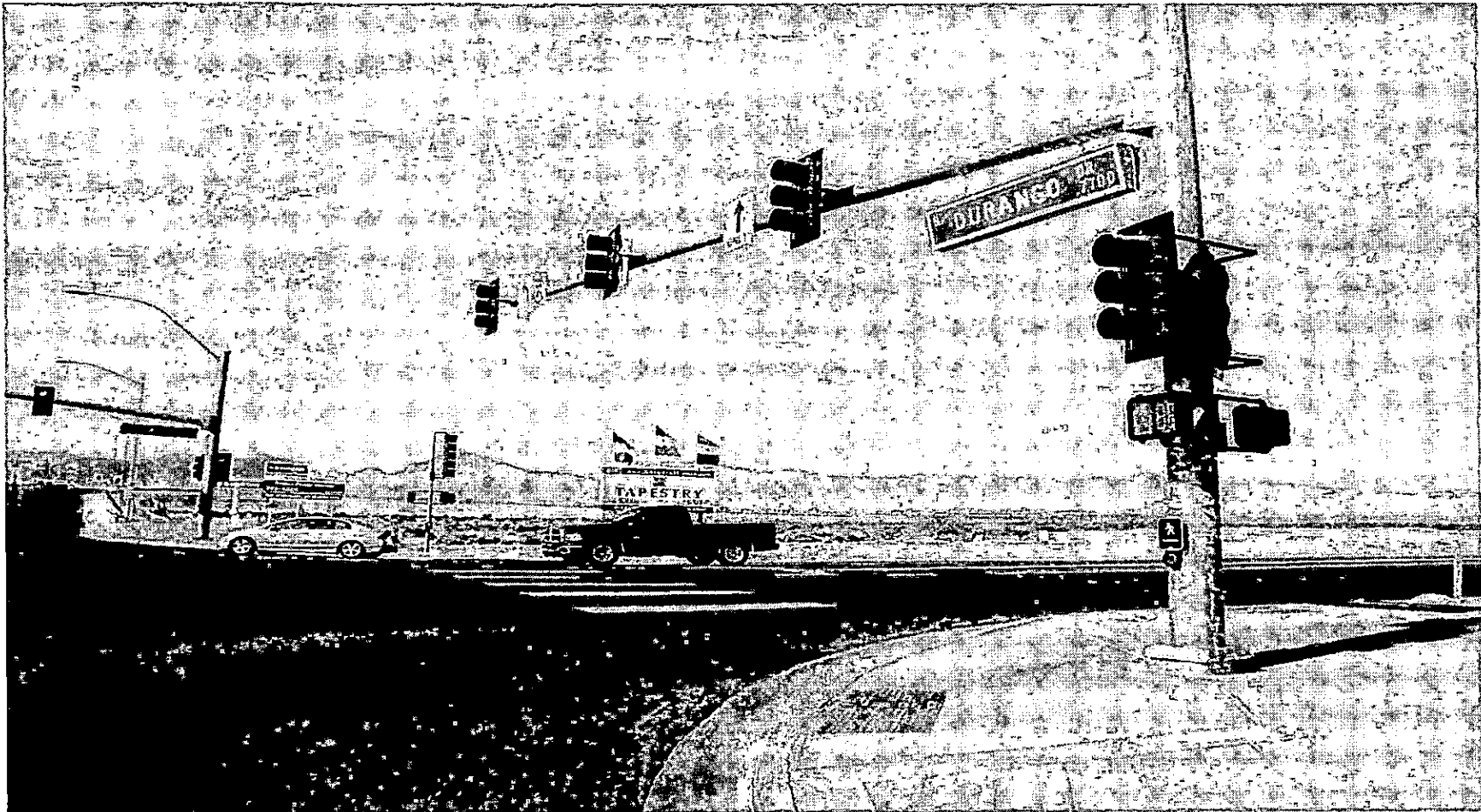
LEWIS & CLARK



Indigo Architecture, Inc.

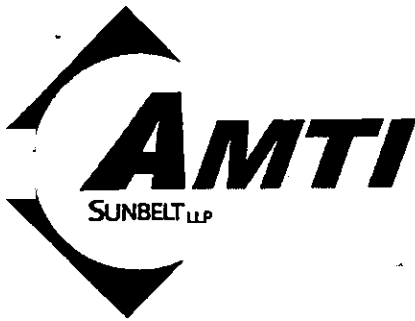
(703) 456-1771

SDR-20496
04/26/07 PC



SUP-20497, SUP-20498, SUP-20499 & SDR-20496 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
MAY 10, 2007 PLANNING COMMISSION

03/28/07



720 SUSANNA WAY
HENDERSON, NEVADA 89011
PHONE (702) 242-9908
FAX (702) 242-9915

April 18, 2007

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

*Re: Revision to April 5th submittal for Request for Site Development Review of
Caroline's Court with associated Special Use Permits and Waivers of
Development Standards, APN's 125-17-601-012, 125-17-601-017, and
125-17-202-001*

SITE DEVELOPMENT REVIEW

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Road and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development is to comply with the Town Center Development Standards.

Caroline's Court comprises a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants, as well as a 2-story office building. The total site area is 1,031,509 square feet with building area gross of 269,734 square feet and 1,137 parking spaces. The open space totals approximately 226,058 square feet.

The property is bounded on the north by a residential subdivision. The landscape buffer between the development and the residential subdivision has been designated as a multi-use transportation trail in compliance with the Transportation Trails Element of the City of Las Vegas Master Plan. The frontage of the property along El Capitan Way has also been designated for a multi-use transportation trail

Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision, with the nearest building being the 2-story office building. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The service road for the Lowe's Home Improvement Center was purposely placed at the furthest possible location from the residences. The parking lot landscaping will provide additional screening and will be an appealing amenity in the project.

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SUP-20499 SDR-20496
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APR 18 2007

SPECIAL USE PERMITS

The Caroline's Court Development will require the acquisition of 3 separate Special Use Permits (SUP) per the Town Center Development Standards, Section 4. Two permits will be for the Lowe's Home Improvement Center and one will be for fast food sales:

1) BUILDING AND LANDSCAPE MATERIAL / LUMBERYARD:

All lumber sales are conducted within the building at the Lowe's Home Improvement Center. Any outside storage of building materials will be screened from view of adjacent properties and streets within the provided "Staging Area" by approved methods referred to within the Town Center Development Standards. The Garden Center, while being an open-air facility, is completely enclosed with upgraded fencing and screening materials. Live plant displays frame the front entrance to the Garden Center with a wide variety of living seasonal colors. Additionally, all outside lighting will be designed so as not to shine directly into any abutting residential property.

2) OUTDOOR DISPLAY OF NEW MERCHANDISE:

The display of new seasonal home improvement merchandise directly adjacent to the outside perimeter of the store is an integral component of the Lowe's operation. Seasonal items such as barbeques, lawn mowers, swing sets, etc., will be displayed in a neat and orderly manner so as not to spill out into or interfere with the normal flow of pedestrians or vehicles in the parking lot. Additionally, these displays will comply with minimum standards determined by the Director of Planning and Development.

3) DRIVE-THROUGH WINDOW:

The Fast Food restaurant shown as Fast Food "A" will require Special Use Permit for its associated drive-through window. This stand-alone building will be designed to blend in with the general architectural features of the overall development.

NECESSARY WAIVERS

Our letter of March 12th asked for 2 waivers specific to fast food Restaurants. Those waivers were withdrawn April 5th. Since then the second drive through restaurant has been removed entirely from the site plan. The requested two removed waivers have been reinstated with the current site plan, but only for one restaurant pad: please see items 3 and 4.

1) PERIMETER LANDSCAPING ALONG THE DEDICATED TRAIL.

Since there is now an inclusion of a Multi-Use Trail Element along El Capitan Way and the north boundary line of the development, and that Trail Element is comprised of a 5' Transition Strip (landscaped), a 10' concrete sidewalk, and a 5' private landscape strip, we request the waiver of landscaping requirements called

SUP-20497 SUP-20498
SUP-20499 SDR-20496
REVISED 05/10/07 PC

APR 18 2007

for in the Town Center Development Code along those alignments. This waiver request does not include the Fast Food Restaurants, which will have an additional 10' of landscaping along the Trail alignment, but we request that any further requirements for additional landscaping along those alignments be waived.

2) LANDSCAPE ISLAND CONFIGURATION:

The typical landscape island in the parking lots within the Town Center Development area is 6' wide and 18' long. The narrow width of these parking lot planters in this extreme desert climate is non-conducive to healthy plant growth. As a result, we have proposed many wider planter areas, typically 18' by 18', to provide landscape areas that are more likely to thrive. The same number of trees will be provided in this alternate method, but will almost certainly grow faster and hardier. If a waiver is necessary for this configuration, we respectfully request it.

3) EXPOSURE OF FAST FOOD RESTAURANT:

Fast Food "A" is adjacent to the main entrance to the development. In order to facilitate safe traffic flow within the development, maintain the necessary throat depth of the main entrance/exit drive, and expose more building and less parking to the surround streets, the drive for Fast Food "A" wraps around 3 sides of the building where only 2 sides are allowed. We request a waiver for this drive through.

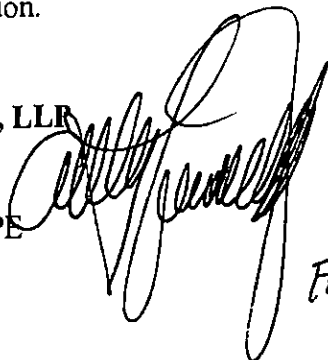
4) ADDITIONAL LANDSCAPING FOR FAST FOOD:

Fast Food "A" has been set back the additional 10 feet from the required setback, but the additional land will not be landscaped. Rather, in order to facilitate the proper amount of stacking for the drive through lanes, and to avoid circulation problems in the parking lot, the drive through lane has been routed through this additional 10 feet. We request a waiver to use the additional landscape area for the drive through.

Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission.

Sincerely,
AMTI SUNBELT, LLC

Lazell H. Preator, PE
Principal Engineer



For Lazell H. Preator
AMTI
4.18.07

SUP-20497 SUP-20498
SUP-20499 SDR-20496
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APR 18 2007

Jay Allen
8621 Hidden Pines Ave
Las Vegas, NV 89143

To: Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas Nevada, 89101

Re: SDR-20496, April 26, 2007

Please deny the request for waivers to deviate from the Town Center Design Standards for the applicant: Caroline's Court LLC (request SDR-20496.) To allow such a deviation would create a disservice to all affected by this development. Higher standards with regards to items such as landscaping, signage, parking, etc. ultimately drive higher revenue for business and help maintain residential property values.

Thank you,

Jay Allen

April 26, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

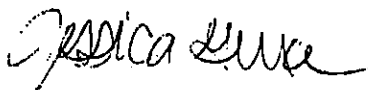
RE: SDR-20496

Dear Planning Commission:

We are writing to express our objection to SDR-20496, specifically, the proposal for "zero feet of perimeter landscape buffer adjacent to the multi-use transportation trail along the north and west property lines where 15 feet is required." Our house sits on the corner of Shady Pines Drive and El Capitan Way, with our backyard directly adjacent to the subject property. While we have known since we purchased the house that the vacant lot behind us was zoned commercially and would one day be developed, we knew of the zoning requirement that a 15 foot perimeter landscape buffer was required between any commercial property and our property line. In addition, when a representative of the developer held a meeting for the neighborhood in September 2006, we were specifically told that there would be a landscape buffer of at least 15-20 feet. To find out now that they have requested that no landscape buffer be required is especially troublesome, as it feels as if we were lied to. The proposal presented to us at that time included Lowe's Home Improvement Warehouse, 4 restaurants including 2 drive-through restaurants, and an additional 46,000 square feet of retail space (copy of their proposal is attached). While we were surprised by what was going to be built on that lot, we were relieved to know that there would be a landscape barrier between our lot and the commercial lots. It seems that there is a now a different proposal which requires that the extra 15 feet of space to be used for something other than landscaping.

Our property will probably be the most impacted by this development for a number of reasons. Since we are on the corner lot, the block wall at the back of our property is shorter than all of the other properties along our street. This means that we will see more of the businesses that are directly behind our property and will have more of the noise associated with those businesses. In addition, we will have the unfortunate experience of all the additional traffic in this area driving directly next to and behind our home. A 15 foot landscape barrier is the only way to lessen some of the impact that this development will have on our quality of life and the value of our property. Please consider the detrimental impact that approval of SDR-20496 will have on the tax-paying members of this neighborhood. 15 feet is only a small percent of the square footage of this commercial property, but it would mean so much more to those of us on the other side of it.

Sincerely,



Jessica Gerke and James Fowler
8701 Shady Pines Drive
Las Vegas, NV 89143

702-839-5223

ITEM # 32
CASE # SDR-20496
PC MTG 5.10.07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-20215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA -
Request for a Special Use Permit FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY on 0.46 acres at 3708 Waterhole Street (APN 138-12-611-023), R-E (Residence Estates) Zone, Ward 6 (Ross). NOTE: THE CORRECT USE IS FOR A GROUP RESIDENTIAL CARE FACILITY.

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

12

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Three Protest Letters
6. Telephone Protest by Jeff Hightower
7. Submitted after final agenda – Telephone protest by Norman Velo
8. Submitted at meeting – List of similar businesses and aerial map by Lex Anderson

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS

This is Final Action

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 33 – SUP-20215

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated the requested use would intensify an existing use in the area and recommended denial.

TRUDY PARKS and MINERVA MENDOZA were present. MS. PARKS explained she was attempting to fill a void in foster services and had purchased this property with that goal in mind. MICHAEL SUPERNOTT, 9030 West Sahara Avenue, No. 685, Las Vegas, pointed out that foster homes are allowed to house six girls and explained the variance was needed to allow the home to accommodate four more girls, for a total of ten girls. He noted that the City does not currently have any foster homes for girls only and suggested the nature of this proposed home would be very different from all boy foster homes.

LEX ANDERSON, 3709 Waterhole Street, Historian of the Northwest Area Residents Association (NARA), appeared in opposition because the proposal is incompatible with the neighborhood and the area already accommodates several other group home facilities. He submitted his list of similar businesses already operating in the area. ARENNETTE BEEBE, 3701 Waterhole Street, appeared in opposition, stating that if she would have sold her home if she had known a foster home would be operating across the street. LINDA YOUNG, 3625 Bradley Road, appeared in opposition and stated that living next door to an existing group home has been extremely difficult. She emphasized that she was not opposed to the good works being performed by the applicant, explaining that she was opposed to this group home operating in her neighborhood. MARY KREMER, 5209 West Gilmore Avenue, Treasurer of NARA, appeared in opposition. She stated the neighborhood had already served the community by allowing three group homes to operate in the area and suggested the area is already saturated. She encouraged the applicant to seek another location in a different part of the City. TODD FARLOW, 240 North 19th Street, appeared in opposition and pointed out the distance separation requirement was intended to prevent a proliferation of a single use in one neighborhood. MARK EDGEL, 5645 West Alexander Road, President of NARA, concurred and stated that if the applicants had done their research, they would have realized this location is inappropriate. TED RUSSELL, Las Vegas resident, concurred with the two previous speakers.

MR. SUPERNOTT suggested that increasing the number of girls from six to ten would not increase the burden on the neighborhood, adding that the caretakers would have the ability to be extremely selective in the choosing the candidates for this foster home.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 33 – SUP-20215

MINUTES – Continued:

COMMISSIONER GOYNES informed MR. SUPERNOTT that the Commissioners analyze applications from a land-use perspective to decide whether proposed uses will have a negative impact on the area. He observed that if the applicants had met with the neighbors before attempting this project, they would have realized this location would not be appropriate. CHAIRMAN DAVENPORT concurred with COMMISSIONER GOYNES' statements.

MS. PARKS explained her original intention was to house six girls, but had sought permission to house more when she found a home that could accommodate 14 girls. She stated she hadn't realized she needed permission from the City to run a foster home. MS. MENDOZA stated that the neighbors would be unable to tell the difference when a home houses six girls or ten girls and argued that she should be allowed to use the home to house her ten foster kids, stating there wouldn't be an issue if she had 10 biological kids. CHAIRMAN DAVENPORT confirmed that the City does not have an ordinance regarding biological children.

COMMISSIONER DUNNAM expressed his opposition, pointing out the primary issue with this application was over-saturation and more group homes are not needed in this area.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed that a Special Use Permit would not be needed if the applicant stayed at or below the limit of six girls. MS. MENDOZA informed COMMISSIONER EVANS that the operation was non-profit and that the organization did receive money from the foster system for each child in its care. COMMISSIONER EVANS suggested that financial gain might be a motivation in this case and observed that increasing the number of girls from six to ten might create an institutional environment rather than a home environment. He stated he would not support this application and concurred with the comments by the Commissioners and the members of NARA.

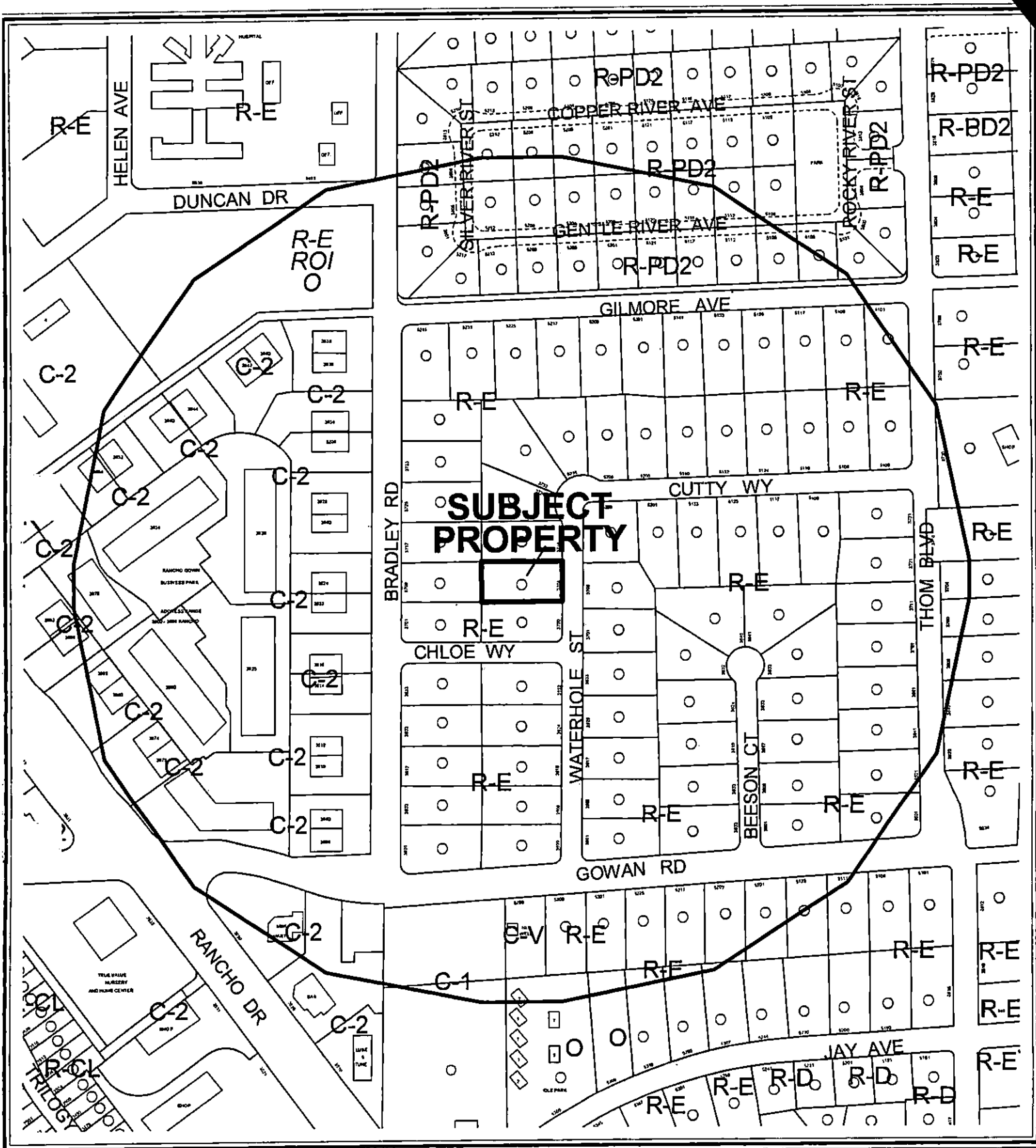
In response to COMMISSIONER TROWBRIDGE'S inquiry, MARGO WHEELER, Director of Planning and Development Department, explained that State law regulates licensing and space requirements for foster homes, while the less restrictive Building and Housing Codes set occupancy limits. COMMISSIONER TROWBRIDGE suggested that the applicants should focus on six girls and do a better job rather than on ten girls and do a diminished job.

When questioned by COMMISSIONER STEINMAN, MS. PARKS stated that she could fit 14 girls in this home since the adult caretakers would not be housed at this site.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:57 – 9:24)

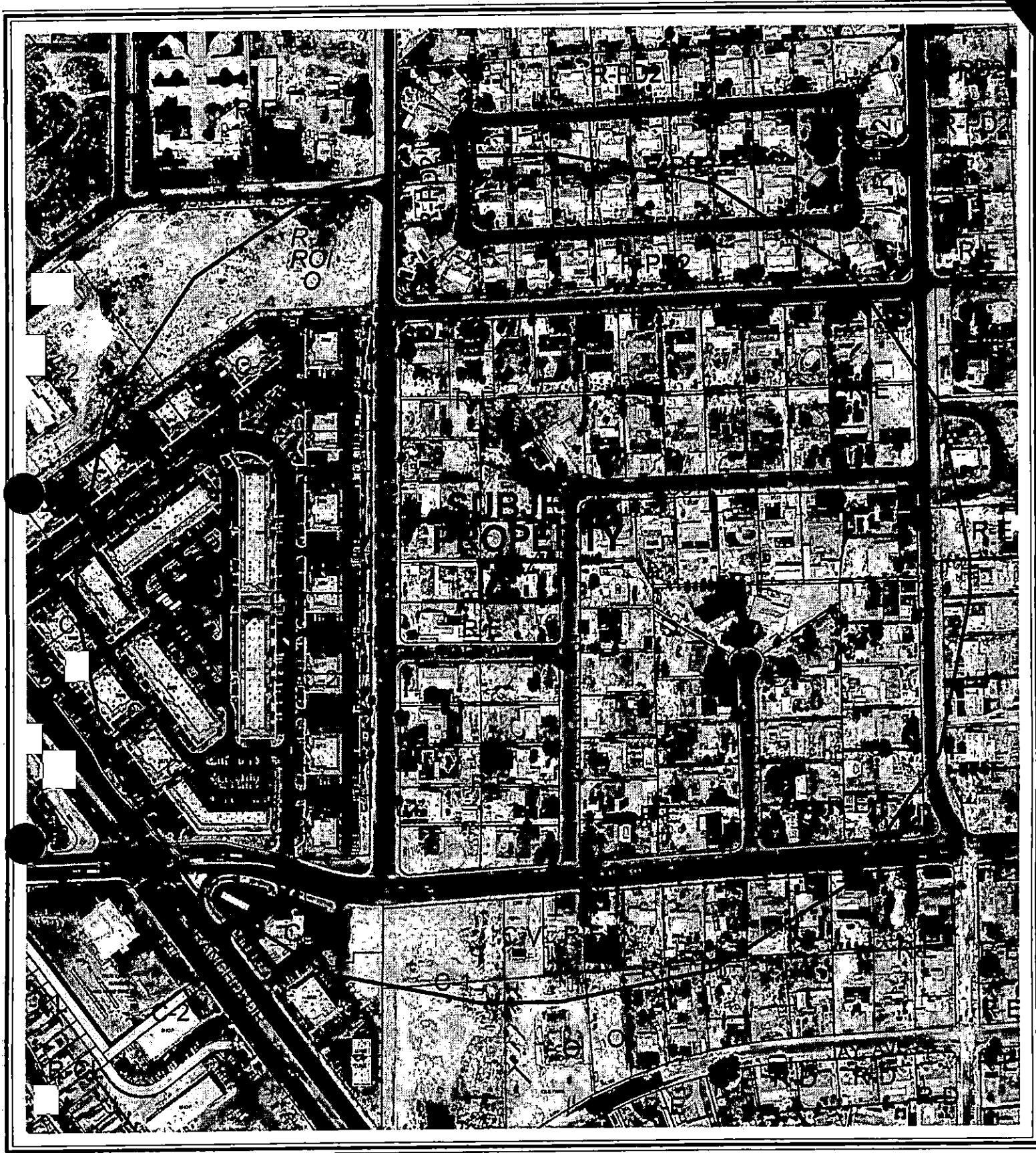
2-2652



CASE: SUP-20215

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



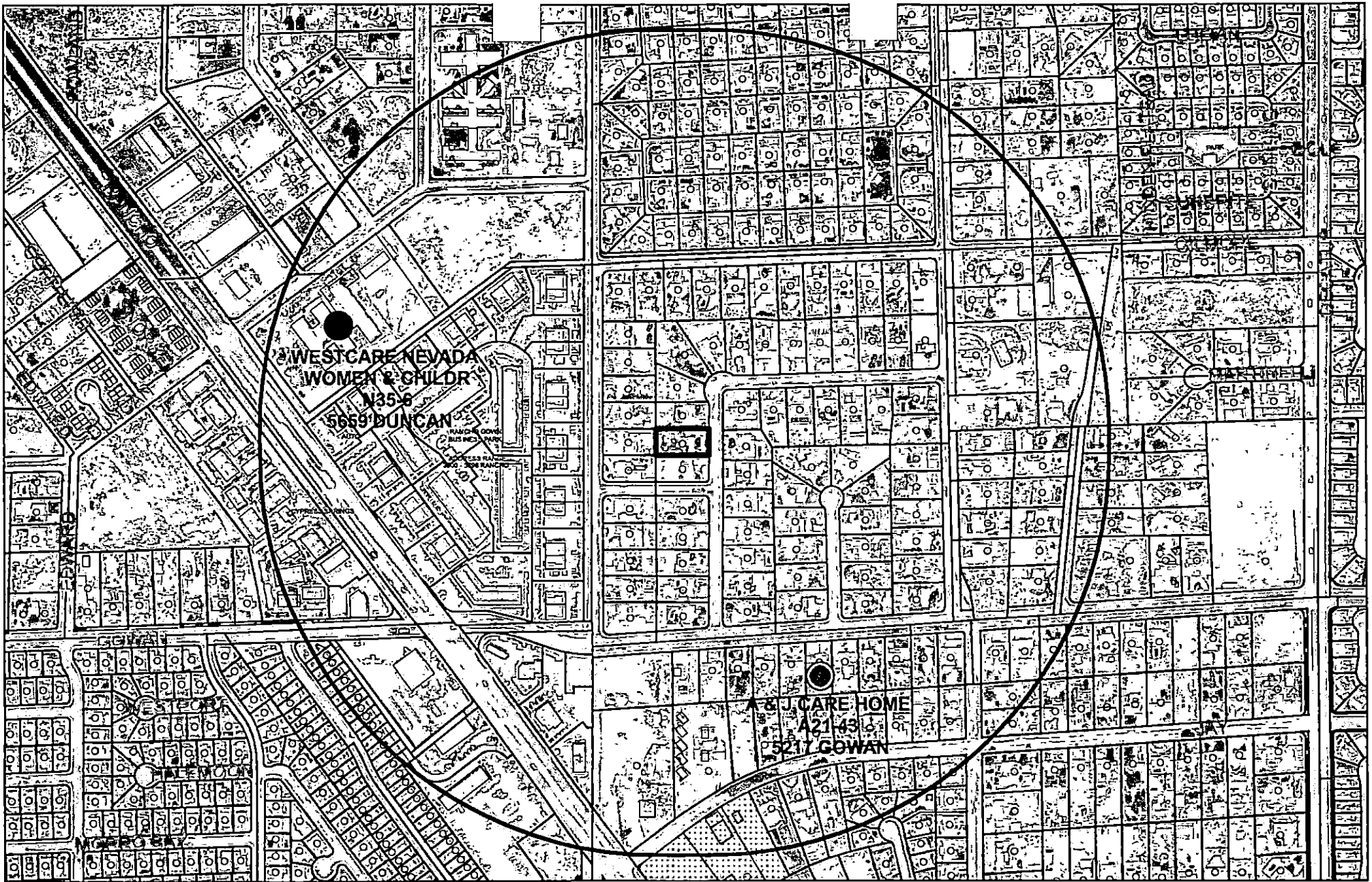
CASE: SUP-20215

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 500 Feet

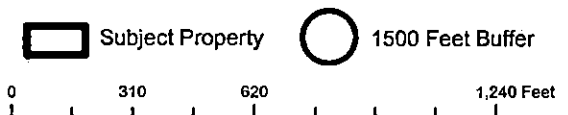




SUP-20215
Transitional Living Group Home

Business Licenses

- Group Residential Care Facility
- Halfway House for Drug and Alcohol Abuser
- Facility for Transitional Living for Released Offenders



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20215 - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in six (6) months at which time the City Council will review the results of code enforcement inspections during the six months and may require the Group Residential Care Facility to cease all operations. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Group Residential Care Facility cease and desist all activity.
2. Conformance to all Minimum Requirements under Title 19.04.040.C for Group Residential Care Facility
3. This Special Use Permit shall expire one (1) year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a Special Use Permit to allow a Group Residential Care Facility for a maximum of ten teenage girls, on 0.46 acres at 3708 Waterhole Street and a request for a waiver to allow a 765 foot separation distance where a 1,500 foot separation distance is required from an established residential group home facility.

BACKGROUND INFORMATION

Related Building Permits/Business Licenses	
Month/date/year	Description
1998	Permit for Single Family Dwelling
Pre-Application Meeting	
02/09/07	Single Family Dwelling
Neighborhood Meeting	
N/A	A neighborhood meeting was not required, nor was one held.
Field Check	
Month/date/year	Description.

Details of Application Request	
Site Area	
Net Acres	0.45 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	D-R (Desert Rural)	R-E(Residence Estates)
North	Single Family Dwelling	D-R (Desert Rural)	R-E(Residence Estates)
South	Single Family Dwelling	D-R (Desert Rural)	R-E(Residence Estates)
East	Single Family Dwelling	D-R (Desert Rural)	R-E(Residence Estates)
West	Single Family Dwelling	D-R (Desert Rural)	R-E(Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (70 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Airport Overlay

The subject site is an existing single family dwelling and is not affected by the 70-foot height

Rural Preservation Overlay District

The subject site falls within a Rural Preservation Neighborhood 330-buffer zone. This designation has no impact on this item.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Group Residential Care Facility for 10 girls (residents)	3337 sf	1 space per 5 residents plus 1 care taker space	3	1	4	1	Y
TOTAL (including handicap)			4		5		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Waiver to allow 765 feet distance separation	1,500 feet	Denial

ANALYSIS

Zoning

A Group Residential Care Facility is a permitted use within an R-E (Residence Estate) zoning district by means of an approved Special Use Permit provided conditions listed in Title 19.04.040 are satisfied. If any one of the conditions is not satisfied, a Special Use Permit is required. As there is another Group Residential Care Facility within 1,500 feet of the subject property (5217 W. Gowan Road), a waiver of the 1,500-foot distance separation requirement is also necessary.

Use

Group Residential Care Facility

A Group Residential Care Facility means a dwelling unit of a residential character which is used or intended to be used to provide long-term housing and care for up to ten persons who are aged, infirm, physically or mentally handicapped, or physically dependent, and are living together for the purpose of training, observation, common support, or a combination thereof. The term does not include an individual residential care facility, a facility for transitional living for released offenders, a halfway house for recovering alcohol and drug abusers, a convalescent care facility/nursing home, or any facility which:

- (1) Provides surgical, medical, psychiatric or other specialized treatment a regular basis; or
- (2) Provides housing, care or treatment to persons whose occupancy would constitute a direct threat to the health or safety of other individuals or their property.

The applicant states the program being proposed is to serve a maximum of ten teenage girls ranging in age from 16 to 18. The girls will be coming from the Department of Family Services and to the best of her knowledge they are wards of the state.

Conditions

Pursuant to Title 19.04, the following Standards apply to the subject proposal:
Group Residential Care Facility

GROUP RESIDENTIAL CARE FACILITY

1. The facility must comply on an ongoing basis with all governmental licensing requirements.
2. The facility must be located on a parcel with a minimum size of 6,500 square feet.

SUP-20215 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

3. Off-street parking shall be provided on the basis of at least 1 space per 5 residents, plus an additional space for the administrator.

4. Indoor common area shall be provided on the basis of a minimum of 15 square feet per resident.

5. The facility shall not be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.

6. No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify the facility as a Group Residential Care Facility.

7. A facility may not be located closer than 1,500 feet (measured by means of the shortest distance from property line to property line) from another Group Residential Care Facility, a Facility for Transitional Living for Released Offenders, or a Halfway House for Recovering Alcohol and Drug Abusers, except where there is an intervening street, freeway, or drainage channel wider than 100 feet. The provisions of Section 19.04.040(B) do not apply to this Condition. However, a waiver of the distance limitation may be obtained from the City Council, after a recommendation from the Planning Commission, as follows:

- a. A public hearing must be conducted by both the Planning Commission and City Council, after notice of hearing has been provided as in the case of a Special

Use Permit.

b. The applicant must demonstrate to the satisfaction of the City Council that:

- i. Approval of the waiver will not adversely affect the health and safety of the general public or the residents of any existing or proposed facility whose location is being considered in connection with the waiver;
 - ii. The location of the proposed facility in proximity to other facilities whose location is being considered will not inhibit the integration of disabled persons into the community or neighborhood in question;
 - iii. The proposed facility will be operated in compliance with Regulation 1;
 - iv. The proposed facility will comply with Regulations 2 through 6 and Regulation 8, unless any such condition has been waived in connection with the approval of a Special Use Permit; and
- c. Approval of a waiver may be conditioned upon measures designed to ensure compatibility of the use.

8. The number of occupants within a Group Residential Care Facility shall not exceed the following occupancy standards:

- a. For the first bedroom (deemed to be the largest bedroom), a maximum of 2 adults 18 years of age or older).
- b. For each bedroom thereafter:
 - i. A maximum of 1 adult, for bedrooms less than 100 square feet in area; and
 - ii. A maximum of 2 adults, for bedrooms 100 square feet in area or greater.

SUP-20215 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

9. In connection with approval of a Special Use Permit, the City Council may waive any of the occupancy standards in Regulation 8 for disabled adults if the applicant demonstrates that:

- a. There will be adequate parking based on the number of occupants physically or mentally capable of operating an automobile, as well as the number of automobiles expected to be utilized by staff regularly managing or serving the occupants;
- b. The number of occupants will not exceed the number permitted in the zoning district in which the proposed facility is to be located; and
- c. The facility is adequate to accommodate the number of residents requested, including but not limited to adequate bathroom and kitchen facilities and eating and sleeping areas.

10. Regulations 2-9 shall not apply to a Group Residential Care Facility whose proposed location is not closer than 1,500 feet to any of the following uses:

- a. Another Group Residential Care Facility;
- b. A Facility for Transitional Living for Released Offenders;
- c. A Halfway House for Recovering Alcohol and Drug Abusers.

Minimum Lot Size Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Group Residential Care Facility	6,500 SF Minimum Lot Size	20,001 SF Lot

The proposed Group Residential Care Facility meets the required minimum lot size of 6,500 square feet.

The submitted floor plan of the two-story proposed Group Residential Care Facility depicts four bedrooms, 2.5 bathrooms, living room, dining room, family room, kitchen with seating area and a patio, containing a total of 3,337 square feet of living space. The ratio of staff to girls will be one staff member to three girls.

Parking

The site plan indicates parking for two cars is provided in a two car garage. One handicap accessible parking space and two additional spaces are indicated on the submitted site plan in front of the house entrance. Access aisle and parking space are shown as striped on the site plan.

Common Area

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Common area shall be provided on the basis of a minimum 15 square feet per resident.

The applicant has supplied a floor plan depicting the layout of the dwelling with approximately 1681 square feet of common area available to the occupants. The minimum requirement of 150 square feet of common area is satisfied.

FINDINGS

The following findings must be made for a Special Use Permit:

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 Group Residential Care Facility does not meet the required distance separation requirements and would constitute an increase in land use intensity within the subject neighborhood. It appears the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

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

The subject site is not physically suitable for the intensity of land use associated with a Group Residential Care Facility as it is within 765 feet of another group home, therefore, does not meet the required distance separation of 1500 feet between group homes.

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 site will have adequate access from Waterhole Street, a 51-foot residential collector street.

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."**

Both the County Health Department and other code enforcement agencies will monitor the Group Residential Care Facility; therefore public health and safety will be protected. However, congregating group homes this closely together may compromise the general welfare of the area.

5. **The use meets all of the applicable conditions per Title 19.**

The proposed Group Residential Care Facility is within 765 feet of another group home, and does not meet the required distance separation of 1,500 feet that is required between group homes.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

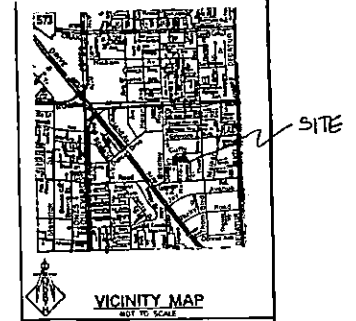
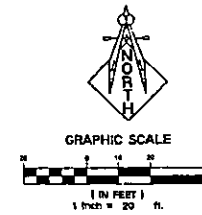
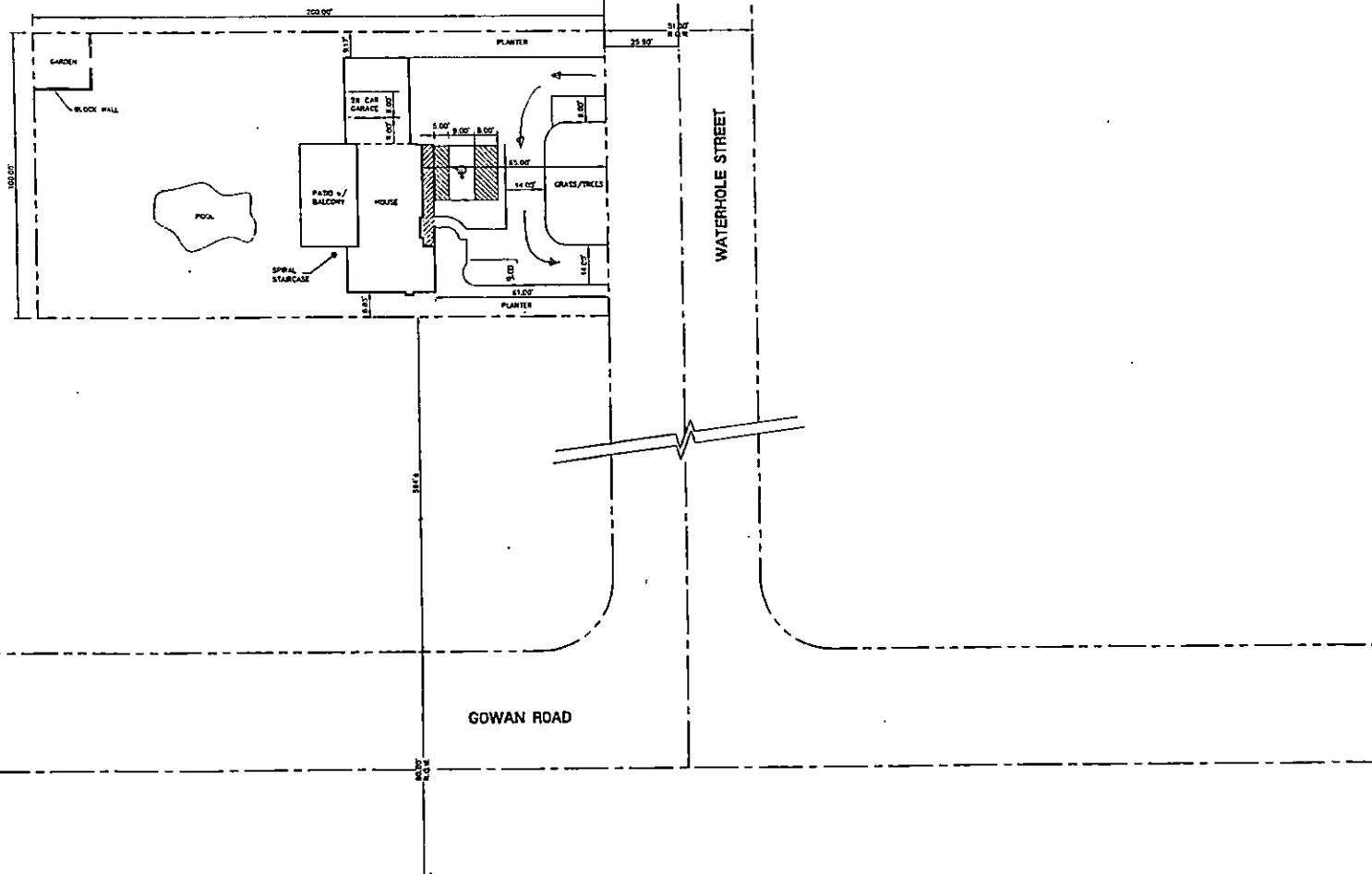
ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 153

APPROVALS 0

PROTESTS 4



3708 WATERHOLE STREET
 SITE PLAN

SUP-20215
 REVISED
 04/12/07 PC

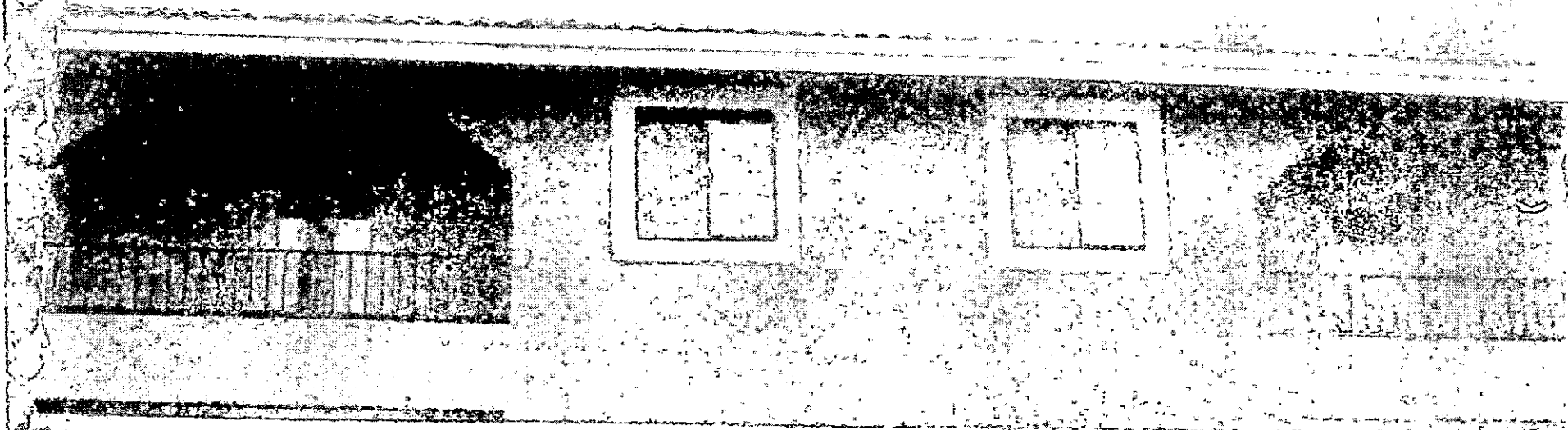
RECEIVED
 MAR 12 2007

This is a hand-drawn floor plan for a 520 sq ft apartment. The layout includes four bedrooms, two full bathrooms, a balcony, and a spiral staircase. The dimensions are as follows:

- Overall Dimensions:** 36'2" wide by 21'0" deep.
- Top Section:** A large BALCONY (36'2" wide) is located at the top. Below it is a BEDROOM (16'2" wide) and a FULL BATH (10'2" wide).
- Middle Section:** A central hallway (21'0" deep) contains a spiral staircase. To the left of the hallway is a BEDROOM (12'6" wide) and a CLOSET (4'6" wide). To the right is a BEDROOM (16'2" wide) and a FULL BATH (10'2" wide).
- Bottom Section:** A BEDROOM (21'0" deep) is on the left. In the center is a FULL BATH (10'2" wide) and a TUB. On the right is a BEDROOM (13'6" wide) and a BALCONY (4'2" wide).
- Other Features:** A TOILET is located near the bottom center. Multiple CLOSETs are distributed throughout the plan.

Hand-drawn floor plan of a 1st floor house. The plan includes a large front porch (36' x 20') leading to a patio (25' x 14'). The main living area consists of a family room (20' x 17'), a kitchen (14' x 8'), a breakfast nook (25' x 14'), and a laundry room (6' x 4'). There are two bathrooms (5' x 8' and 5' x 6'), a central closet, and a 2+ car garage (27' x 42'). The house is labeled "1ST FLOOR" and "2+ CAR GARAGE". A north arrow is located in the bottom right corner.

$\frac{1}{8}'' = 1' - 0$





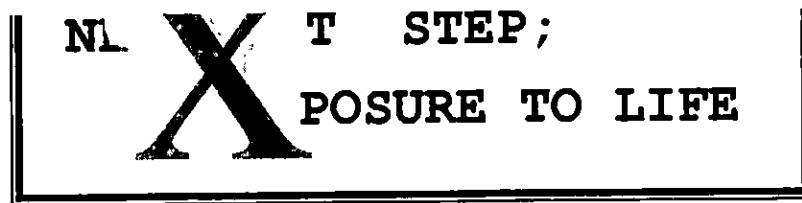
SUP-20215 - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA
3708 WATERHOLE STREET
MAY 10, 2007 PLANNING COMMISSION

03/12/07



SUP-20215 - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA
3708 WATERHOLE STREET
MAY 10, 2007 PLANNING COMMISSION

03/12/07



EXPLANATION OF SERVICES

**NEXT STEP; XPOSURE TO LIFE GROUP HOME
3708 WATERHOLE ST.
LAS VEGAS, NV 89130**

**TRUDY PARKS
EXECUTIVE DIRECTOR
(702) 289-0157**

HOW MANY TEENAGERS WILL THIS PROGRAM ACCOMMODATE?

Next Step; Xposure to Life Program intends to serve a maximum of ten teenage girls, ranging in age from 16 to 18.

DO YOU PROVIDE OVERNIGHT CARE?

Yes, NeXt Step is prepared to house, supervise, and nurture a maximum of ten teenage girls. We will provide basic life/job skills training.

WHAT IS THE RATIO OF STAFF TO TEENS?

The ratio of staff to teens is one staff member to three teens (1:3)

IS THIS A SELF-CONTAINED PROGRAM?

Yes.

PARKING ACCOMODATIONS

There is ample "off street" parking on the premises. There is a three-car garage, as well as a circular driveway for a maximum of ten additional vehicles.

**SUP-20215
04/12/07 PC**

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

13812611020
FRANCIS ELIZABETH
3750 THOM BLVD
LAS VEGAS NV 89130-3015

Case: SUP-20215

MEETING: PLANNING COMMISSION
DATE: APRIL 12, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-20215

APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA - REQUEST FOR A SPECIAL USE PERMIT FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY ON 0.46 ACRES AT 3708 WATERHOLE STREET (APN 138-12-611-023), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. ~~This request may be deemed Final Action by the Planning Commission or forwarded to the City Council.~~ The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



*I am opposed to this type
facility in this area.*

Elizabeth A. Francis
JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

3-30-07 5:40 PM
fax

att. John Korkosz 385 7268

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

13812612008 Case: SUP-20215
MARINO PAUL J & PATRICIA
3633 BEESON CT
LAS VEGAS NV 89130-2906

MEETING: PLANNING COMMISSION
DATE: APRIL 12, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-20215

APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA - REQUEST FOR A SPECIAL USE PERMIT FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY ON 0.46 ACRES AT 3708 WATERHOLE STREET (APN 138-12-611-023), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

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Please do not let this happen - Thank You

Paul Marino
Patricia Marino

JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ITEM # 84
CASE # SUP-20215
PC MTG 4-12-07

Telephone Protest/ Approval Log

Meeting Date: 4-12-07

Case Number: SUP-202165

Date: 4-11-07
Name: Jeff Hightower
Address: 3731 Thom Blvd
LV, NV 89130
Phone: 7045-2761
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 84
CASE # SUP-202165
PC MTG 4-12-07

MARILYN K. KIRKPATRICK
ASSEMBLYWOMAN
District No. 1



DISTRICT OFFICE:
4747 Showdown Drive
North Las Vegas, Nevada 89031

COMMITTEES:
Chairman
Government Affairs

Member
Commerce and Labor
Elections, Procedures,
Ethics, and Constitutional
Amendments

State of Nevada Assembly

Seventy-Fourth Session

LEGISLATIVE BUILDING:
401 S. Carson Street
Carson City, Nevada 89701-4747
Office: (775) 684-8509
Fax No.: (775) 684-8533
www.leg.state.nv.us

MEMORANDUM

May 1, 2007

TO: Ric Truesdell
Steven Evans
David Steinman
Bryon A. Goynes

Leo Davenport
Glenn Trowbridge
Sam C. Dunnam, P.E.

FROM: Marilyn K. Kirkpatrick
Assemblywoman, District 1

RE: Group Homes (Sup 20215)

I would like to voice my opposition to the above item that is before you. Your staff has probably made you aware that this clearly violates the current statute which at this time sets a distance requirement. Group homes have become a major problem throughout our state. This is why I support four pieces of legislation that address many of the issues involving this designation.

One, it is currently a public safety issue. Some group homes have up to twenty service calls per month utilizing services that should be provided to others in the neighborhood. Second, many folks who are living in the homes are not even getting three square meals per day. Lastly, the licensing laws are lacking throughout the state. This is why the following pieces of legislation are key to this issue:

AB53 - Licensing Issues

AB463 - Addresses distance requirements, zoning applications and certification

SB421 - Addresses sex offenders and transitional housing

SB354 - Addresses the safety of children along with transitional housing

ITEM # 33
CASE # SUP 20215
PC MTG 5-10-07

2

I have been working continually with the City of Las Vegas lobbying team, as well as other local governments on this issue. Until we are successfully able to adopt this legislation, I would request that you not approve this group home or others until the citizens of the state can be fully protected.

MK:cm

Telephone Protest/ Approval Log

Meeting Date: 05/10/07

Case Number: SUP-20215

Date: 05/09/07
Name: Norman Vela
Address: 5310 Jay Ave
L.V. NV 89130
Phone: (702) 658-8575
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda

Date 5/10/07 Item # 33

ITEM # _____
CASE # _____
PC MTG _____

P

Boy's Hope: (Non profit academic institution)
4901 Gowan Rd
Built 1997 (specifically for teen (+) group home use)
Sq Ft. = 4885
Has 6 students + live in house parents.
Sewer

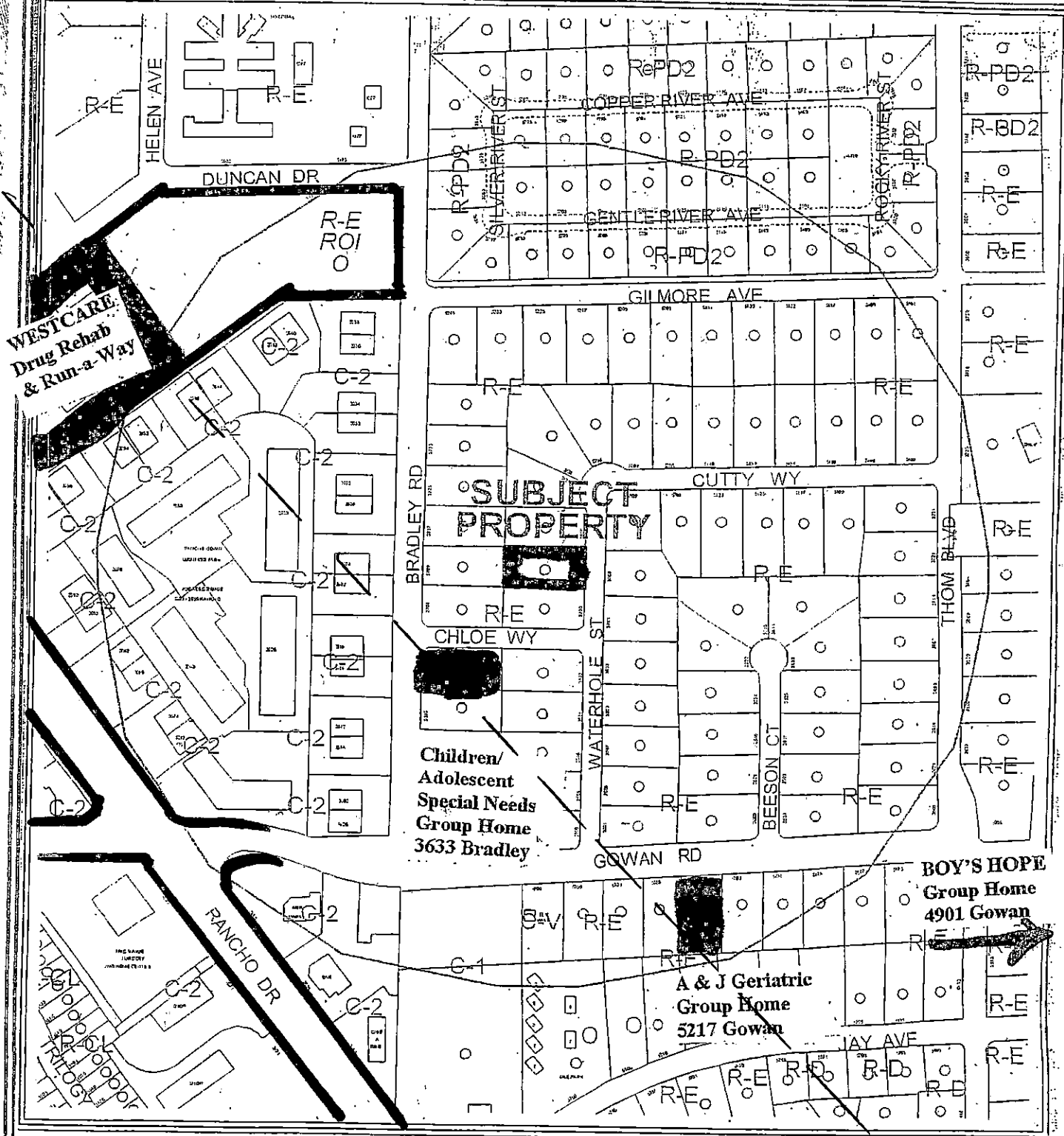
A & J Geriatric Group Home
5217 Gowan Rd.
Built 1979
Sq Ft = 1543
Has 9 geriatrics patients (very low profile)
Sewer

Special Needs Group Home
3633 Bradley Rd.
**Built 1995 (originally built specifically for special
needs children/adolescence).**
Sq Ft = 2936
5 bedrooms - patients – 4 residents (age 20-35) + staff.
Septic tank – system upgraded a year after construction

Teen Girls Foster/Transition Group Home (pending)
3708 Waterhole Street
Built 1988
Sq Ft = 3337
4 bedrooms – pending 8 – 10 teen residents + staff.
Septic tank – standard 1500 gal.

Submitted at Planning Commission

Date 5/10/07 Item # 33



CASE: SUP-20215

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 500 Feet

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ROC-20491 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) WHICH REQUIRED THAT ANY PROPERTY LINE WALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

**City Council Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**City Council Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SDR-4291
6. Submitted at meeting – Letter of support by Francisco Rodriguez

MOTION:

TROWBRIDGE – APPROVED subject to conditions – Motion carried with TRUESDELL and STEINMAN voting NO

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, indicated the item was held in abeyance to allow the applicant time to meet with the residential property owner to the east. With regards to the wall, the submitted wall elevation originally depicted a 20 percent contrasting material. The applicant built the wall without the material as required by the original

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 34 – ROC-20491

MINUTES – Continued:

condition of SDR-4291. The wall has not received a final inspection and MR. RANKIN recommended denial.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated the site is located at the corner of Lone Mountain Road and Jones Boulevard. It is an already built storage and RV facility with a block wall. The main concern of the resident to the east is the height of the wall and not the application itself. She presented a picture of the wall depicting a wall consistent with the rest of the perimeter walls in the community. The applicant sent a letter to the Building Department indicating he thought he was meeting the condition. ATTORNEY ALLEN asked the Commission to waive the condition because they believe that the wall as it exists will look better than a wall with contrasting material.

She reiterated that the neighbor's concern is with the height of the wall, but that issue is not being considered at this time. However, alternatives were discussed to make the wall aesthetically pleasing along his property line. The options were to install trees, vines, or putting contrast material. However, a compromise could not be reached.

FRANK RODRIGUEZ, 6099 West Verde Way, stated that a 20 percent contrast would make the wall beautiful. He did not get an opportunity to speak about the height of the wall. When he spoke with MR. RANKIN he was told the City should not have approved the wall, but there is nothing that can be done at this time. MR. RODRIGUEZ showed a picture taken from the top of his roof which depicted a very high wall. The options given to him would not help him. CHAIRMAN DAVENPORT indicated the only issue being considered at this time was the condition regarding contrasting material as the height of the wall had been legally approved by the City.

COMMISSIONER EVANS asked MR. RODRIGUEZ what would make the wall less problematic for him. MR. RODRIGUEZ replied he had discussed with ATTORNEY ALLEN reducing the wall at least 13 feet.

COMMISSIONER DUNNAM clarified with MR. RODRIGUEZ that his roof is approximately three feet away from the wall. COMMISSIONER DUNNAM commented it appears that MR. RODRIGUEZ might be in violation of the side and rear yard setbacks for an accessory structure. He asked him if he obtained a building permit. MR. RODRIGUEZ replied he bought the house with the structure already built. COMMISSIONER DUNNAM reiterated that it appears MR. RODRIGUEZ is encroaching into the setbacks and the City of Las Vegas approved a wall height that should not have been approved, but it is already built.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 34 – ROC-20491

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if an engineering study was done to see if the foundations would support the 16-foot wall. CHAIRMAN DAVENPORT replied that that has been done.

ATTORNEY ALLEN stated this is a difficult situation, as the wall was approved for 13 feet. She submitted a letter where MR. RODRIGUEZ had agreed to the waiver of the setbacks, the wall height of 13 feet, as well as the waiver of the landscaping. Even though MR. RODRIGUEZ did not agree to this, she proposed putting three large 24-inch box Mondale Pines, 20-foot on center, in the hopes of improving the aesthetics portion of his property. COMMISSIONER EVANS remarked this is something that needs to be negotiated between the applicant and MR. RODRIGUEZ. ATTORNEY ALLEN replied she will continue to work with him.

COMMISSIONER STEINMAN agreed that MR. RODRIGUEZ is looking at a very high wall and stated he saw nothing wrong with the suggestion to put trees, if MR. RODRIGUEZ agreed, to mitigate his view of the monstrous wall. ATTORNEY ALLEN commented they discussed meeting the condition as one of the options to address MR. RODRIGUEZ'S concern and he had mentioned he did not want them on his property. Therefore, the applicant cannot meet the condition if they cannot enter his property.

COMMISSIONER TROWBRIDGE stated the real problem is the height of the wall. What his before the Commission at this time is to address the issue of the contrasting materials. Correcting the matter would not satisfy the neighbor. COMMISSIONER GOYNES verified that approval of this item would mean the wall remains as it currently exists.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

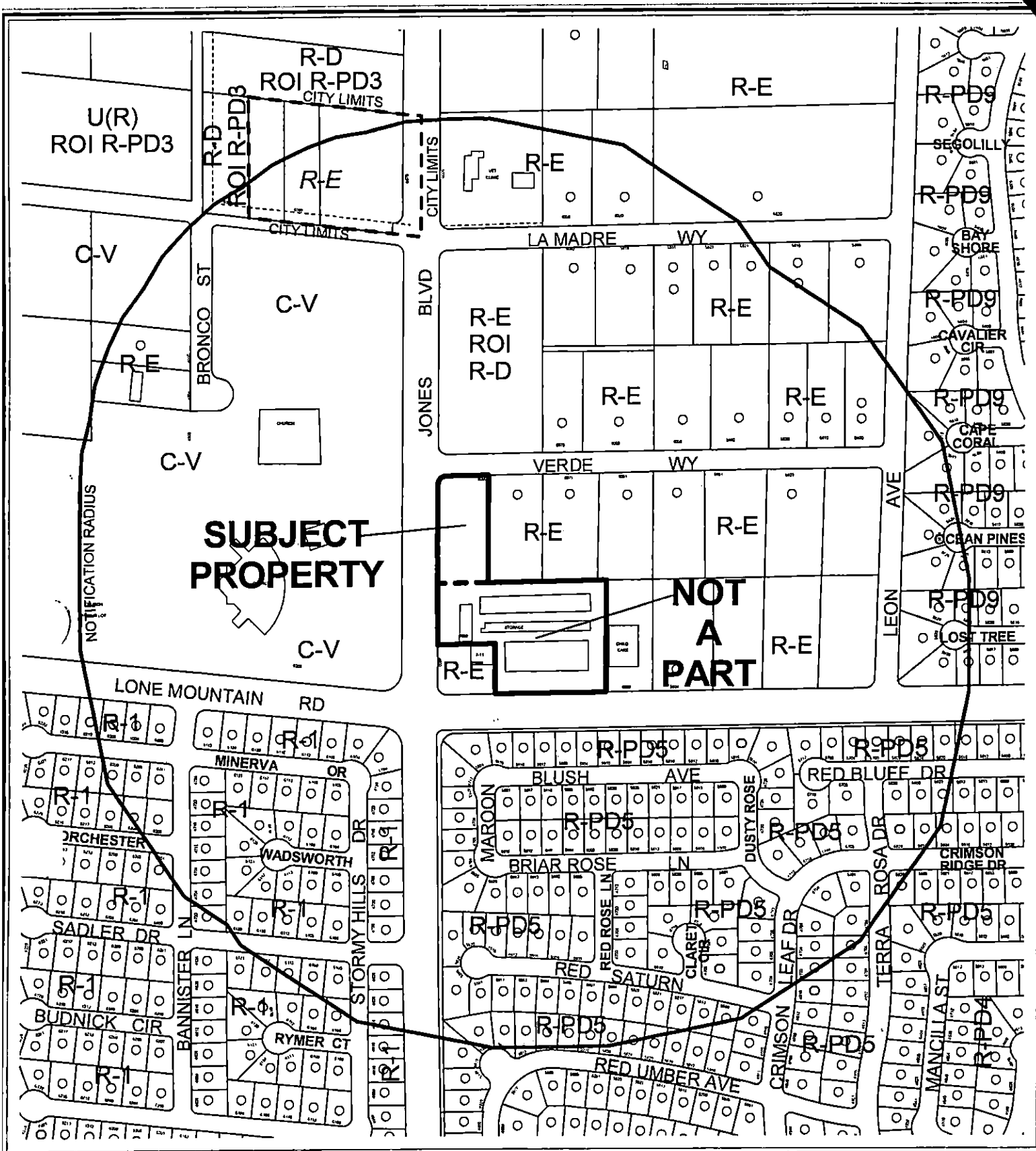
(9:24 – 9:41)

3-282

CONDITIONS:

Public Works

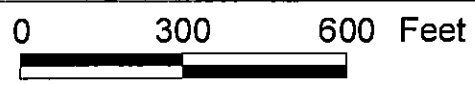
1. The proposed walls shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed walls shall not be located within existing or proposed public sewer or drainage easements. The City of Las Vegas Traffic Engineering Representative shall have final approval of wall placement to ensure that sight visibility is maintained.



CASE: ROC-20491

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-20491 - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Public Works

1. The proposed walls shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed walls shall not be located within existing or proposed public sewer or drainage easements. The City of Las Vegas Traffic Engineering Representative shall have final approval of wall placement to ensure that sight visibility is maintained.

ROC-20491 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) which required that any property line wall be a decorative block wall with at least 20 percent contrasting materials at 4850 North Jones Boulevard.

On October 12, 2006, the Planning and Development Department approved a building permit for a wall to be constructed along the east property line. The approved plans of that building permit indicated that the wall was to consist of at least 20 % contrasting material. The existing split face CMU block wall that has been constructed does not provide any variation in block design or color. Staff's recommendation is for denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
1964	This property was annexed into the City of Las Vegas (A-63-64).
06/24/2004	The City Council approved a Site Development Plan Review (SDR-4291), Rezoning (ZON-4288), and Special Use Permit (SUP-4289) to allow for a proposed 52-space Recreational Vehicle and Boat Storage facility on 0.97 acres located at the southeast corner of Jones Boulevard and Verde Way. Planning Commission recommended approval on all requests. Staff recommended denial on all requests.
Related Building Permits/Business Licenses	
09/16/2002	A Building Permit (2016726) was issued for construction of a new mini-storage facility located at 4850 North Jones Boulevard.
06/02/2004	A Business License (M06-2800-5-116096) was issued for operation of a miscellaneous sales establishment and remains active.
06/16/2004	A Business Licenses (W07-00088-C-116096) was issued for operation of a commercial mini-storage warehouse facility and remains active.
06/05/2006	A Building Permit (6003907) was issued for construction of a Recreation Vehicle Carport located at 4850 North Jones Boulevard.
Pre-Application Meeting	
02/28/2007	A Pre-Application meeting was held where Planning staff advised the applicant of the requirements for a Review of Condition request.
Neighborhood Meeting	
A Neighborhood Meeting is not required for this type of application nor was one held.	

ROC-20491 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Field Check	
03/20/07	A site visit was conducted and the existing screen wall was identified along the residential property line to the east.

Details of Application Request	
Site Area	
Net Acres	0.97 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Recreational Vehicle Storage	SC (Service Commercial)	C-1 (Limited Commercial)
North	Vacant Dirt Lot	R (Rural Density Residential)	R-E (Residence Estates)
South	Mini-Storage Facility	SC (Service Commercial)	R-E (Residence Estates)
East	Single Family Residence	SC (Service Commercial)	R-E (Residence Estates)
West	Church	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	Y		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

Rural Preservation Neighborhood:

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone, as well as within a 330-foot buffer zone of an existing roadway that is more than 99 feet wide (Jones Boulevard, a 100 Primary Arterial). The Rural Preservation Neighborhood designated parcels are approximately 150 feet to the east of the subject site and are located within the City of Las Vegas and Clark County.

ROC-20491 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

ANALYSIS

• **Plan Review History :**

Plan Review History	
04/08/04	A letter addressed to the Planning Commissioners and City Council was submitted by the residential property owner located at 6099 W. Verde Way. The letter discussed support of a screen wall height of 10 to 13 feet tall for Site Development Plan Review (SDR-4291).
04/13/04	The Planning and Development Department received an application request for a Site Development Plan Review (SDR-4291) for a Recreational Vehicle and Boat Storage facility located at the southeast corner of Jones Boulevard and Verde Way.
6/23/04	A revised landscape plan was submitted to Planning staff for Site Development Plan Review (SDR-4291) prior to City Council. The modified landscape plan increased the wall height from 8 feet to 13 feet along the residential property line.
06/24/04	The Planning Commission recommended approval of Site Development Plan Review (SDR-4291) and staff recommendation was for denial. An amendment to the project was not considered to reflect the increase in wall height from 8 feet to 13 feet nor was the new height reflected in the staff report.
07/21/04	The City Council approved Site Development Plan Review (SDR-4291).
11/15/05	Construction drawings associated with Building File No. 50912-C-05 were reviewed by Planning staff and was determined that additional information was required to confirm compliance of the wall elevations with approved Site Development Plan Review (SDR-4291).
05/11/06	Planning Department received an Application for Revisions (A/P No. 65404) to Building File No. 50912-C-05 regarding engineering drawings for the screen wall.
06/19/06	Planning staff reviewed construction plans for Building File No. 50912-C-05 depicting an 18 foot 8 inch screen wall inconsistent with approved Site Development Plan Review (SDR-4291) which approved a 13 foot tall wall. Planning staff denied the plans and requested the resubmittal of modified plans to correct the inconsistency and/or a letter of justification to amend the approved wall height.
08/29/06	Current Planning - Plan Submittal staff received engineering plans at the public counter for a wall associated with Building File No. 50912-C-05.
10/12/06	Planning staff reviewed and approved construction drawings with plan elevations indicating an 18 foot 8 inch tall decorative block wall with 20 percent contrasting material with cap.

ROC-20491 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

- **Site Development Plan Review (SDR-4291) Conditions:**

Planning

1. A Rezoning (ZON-4288) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-4289) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The landscape planter along Jones Boulevard shall consist of 24-inch box trees a minimum of 20 feet on center and the landscape planter along Verde Way shall consist of 24-inch box trees a minimum of 20 feet on center both with a minimum of four five-gallon and four one-gallon shrubs for each tree within the provided planters as required by the Commercial Design Standards.
4. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

ROC-20491 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
12. Site development to comply with all applicable conditions of approval for ZON-4288 and all other subsequent site-related actions.

• **Planning**

The existing block wall along the perimeter of the project site is designed as a monolithic structure comprised of split faced CMU block. The requirements of Condition No. 9 stipulates the wall shall include 20 percent contrasting material to provide a decorative element to the structure. The 18 foot 8 inch tall wall fails to achieve variation in design, color, or construction. Design elements that could be implemented to achieve this requirement include providing additional color, or structural design modifications such as pilasters or use of differing block type.

To date, a final inspection has not been conducted for the existing structure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 240 [Mailed with VAR-20489]

APPROVALS 0

PROTESTS 0

NEW
WALL

StorageOne

EXISTING
WALL

RECEIVED
MAR 13 2007

03/02/2007

ROC-20491

VAR-20489

04/26/07 PC

StorageOne

@ LONE MOUNTAIN & JONES

572-1115

New
Wall

EXISTING
WALL

RECEIVED
MAR 13 2007

03/02/2007

ROC-20491

VAR-20489

04/26/07 PC

W/ 24

And so on

EXISTING
WALL

RECEIVED
MAR 13 2007

03/02/2007
ROC-20491
VAR-20489
04/26/07 PC

(New 18' High Wall)

RECEIVED
MAR 13 2007

03/13/2007
ROC-20491
VAR-20489
04/26/07 PC

New
18' Arch
Wall

RECEIVED
MAR 13 2007

03/02/2007
ROC-20491
VAR-20489
04/26/07 PC



March 9, 2007

FAX ONLY
Fax: 385-7268

Attn: Steve Gebeke
CITY OF LAS VEGAS
731 S. 4th Street
Las Vegas, NV 89101

Re: LONE MTN RV STORAGE - SPE06076
Request for Variance on Site Walls

Dear Mr. Gebeke:

In reference to the City's Correction Notice and in follow up to our discussion regarding the site walls for the subject project we offer the following to support our request for a variance on the subject project.

Request #1 - Review of condition for Decorative block wall, with at least 20% contrasting material.

As discussed MHC had previously forwarded our attached June 1, 2006 letter by Brian Sharp outlining our response to the back check comments where in we noted "Item #1 - per our discussion regarding condition #9 of the site Development Plan Review, SDR-4291 stating that any property line wall shall be decorative block wall, with at least 20% contrasting material, to match the adjoining sister project, we have attached pictures showing the existing project wall on the north side of Lone Mountain. This wall is constructed with split-face block which is a decorative block and has a cap block, as discussed we feel this meets or exceeds the current planning request"

Additionally there is an existing 2' high wall around the perimeter of the site previously constructed with decorative split face block and a smooth cap block that we are matching.

Subsequent to this letter the wall permit was issued by City of Las Vegas where we assumed that all had been approved. Now after the wall has been inspected and constructed the City has now issued the attached correction notice.

We here by request the site wall be approved as constructed with brown split-face block which is a decorative block and has a cap block and outlined above.

Request #2 - Height of east property line wall to be 18' eighteen feet high where SDR approved 13'.

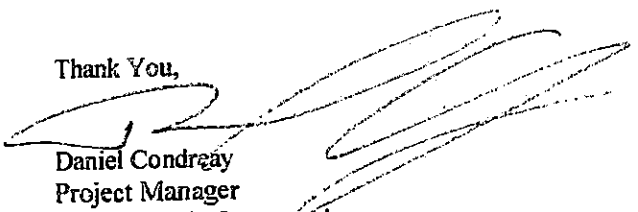
Additionally the east property line wall was constructed 18' off the highest inside finish surface in order to accommodate the request by City building department to have a fire separation wall between the RV storage top of canopy and the adjacent residential property. Pursuant to section 704.11.1 of the IBC the wall must be 30" higher than the RV storage canopy.

We here by request the site wall be approved as constructed at 18' high per the IBC 704.11.1 and outlined above.

Please accept this letter as MHC formal request for a variance on the above noted items.

Should you have any questions or comments please contact us at your earliest opportunity.

Thank You,


Daniel Condrey
Project Manager
Martin Harris Construction

RECEIVED
MAR 13 2007

cc: Martin Harris Construction, File

MARTIN-HARRIS CONSTRUCTION
3030 S. HIGHLAND DRIVE, LAS VEGAS, NEVADA 89119
Main Phone (702) 385-5257 / Fax (702) 385-2033

ROC-20491
04/26/07 PC



1 June 2006

City of Las Vegas
Planning & Development Department – Current Planning Division
Attn: Mr. Thomas Burkart
731 S. Fourth Street
Las Vegas, Nevada 89101-6918

RE: Lone Mountain R V Storage Back Check Comments
CLV Project # L-3172-06

Dear Mr. Burkart:

In response to your plan review comments from your letter dated March 30th, 2006 (attached), Martin-Harris Construction has prepared the following response, per your letters item numbering listed below:

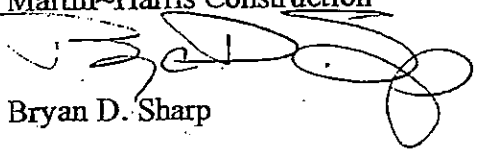
Item #1 – Per our discussion regarding condition #9 of the Site Development Plan Review, SDR-4291 stating that any property line wall shall be decorative block wall, with at least 20% contrasting material, to match the adjoining sister project, we have attached pictures showing the existing project wall on the north side of Lone Mountain. This wall is constructed with split-face block which is a decorative block and has a cap, as discussed we feel this meets or exceeds the current planning request.

Item #2 (a –c) – The landscape plans have been revised to meet all of the departments requests. They will be resubmitted with this letter.

Item #3 – Martin-Harris Construction has provided a third “Planning Set”, which will be submitted with this letter.

Thank you for your assistance in this matter. If you require any further information please do not hesitate to contact me at 466-2525.

Respectfully,
Martin-Harris Construction


Bryan D. Sharp

Cc: Frank Martin / Martin-Harris Construction

ROC-20491
04/26/07 PC



CITY OF LAS VEGAS

Planning & Development Department - Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101
Thomas Burkart
Voice - (702) 229-6708
Fax - (702) 474-0352

Today's Date: 05/30/06

To: **Martin Harris Construction**

Fax Number: 616-2508

Phone Number: 466-2525

CLV Project Number: L-3172-06

Description: Lone Mountain RV Storage

I reviewed the above referenced project for *Planning only*. The following comments and/or corrections must be addressed to complete the plans review. Please submit a written response to each of the items listed below and *three sets of revised drawings*. Please be advised that there may be additional comments from other plans examiners or agencies that could affect the project. Additionally, your response may trigger more comments from me or other plans examiners. Should you have any questions, please feel free to contact me.

General Notes

1. Per condition #9 of Site Development Plan Review, SDR-4291 (attached), any property line wall shall be a decorative block wall, with at least 20-percent contrasting materials. The Civil Improvement plans note this condition; however, a wall elevation was not included on any of the plans. Please include a wall elevation drawing depicting the color and block materials for each course (including cap, pilasters etc...) to verify the proposed design meets the decorative with 20-percent contrasting materials requirement.

Landscape Plan

2. Per condition #3 of SDR-4291, the landscape planter along Jones and Verde Way shall consist of 24-inch box trees a minimum of 20 feet on center with a minimum of four five-gallon and four one-gallon shrubs for each tree. To satisfy this condition please revise the landscape plan as follows:
 - a. According to the notes listed on the landscape plan this site contains 425 linear feet along Jones and Verde. 22 trees are required where 20 are provided. Revise accordingly.
 - b. If the clustering option as currently depicted is to be used, it must conform with the Commercial Design Standards as noted in the conditions of approval. Clustering, per the Commercial Design Standards, is allowed if the total number of trees exceeds the minimum requirement by at least one tree; the spacing between any two trees does exceed 35 feet; and at least three trees are located within a 35-foot radius. Revise accordingly or revise design to standard 20-foot on-center spacing (see attached 'Tree Spacing Alternatives').

ROC-20491
04/26/07 PC

- c. Please include the quantity for each plant type in the provided legend.
3. Since this project contains new construction, please include a third "Planning Set." At minimum, the Planning Set must contain the Site Plan (A-1.0, A-2.0), Elevation Plan (A-3.0) and Landscaping Plan (1 of 2 and 2 of 2).

END.

ROC-20491
04/26/07 PC



July 23, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

GARRY BROWN
VINCE WEEKLY
MICHAEL MACK

JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Guy Martin
West Edna Association, Limited Profit Sharing
& the 1981 Martin Family Trust
3030 South Highland Drive
Las Vegas, Nevada 89109

RE: SDR-4291 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 21, 2004
Related to ZON-4288 and SUP-4289

Dear Mr. Martin:

The City Council at a regular meeting held July 21, 2004 APPROVED the request for a Site Development Plan Review and WAIVERS OF THE LANDSCAPING AND COMMERCIAL REQUIREMENTS FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-4288) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-4289) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The landscape planter along Jones Boulevard shall consist of 24-inch box trees a minimum of 20 feet on center and the landscape planter along Verde Way shall consist of 24-inch box trees a minimum of 20 feet on center both with a minimum of four five-gallon and four one-gallon shrubs for each tree within the provided planters as required by the Commercial Design Standards.
4. All development shall be in conformance with the site plan and building elevations, date stamped July 7, 2004, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

10/19/2004 2:05 PM

ROC-20491
04/26/07 PC

Mr. Guy Martin
SDR-4291 - Page Two
July 23, 2004

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
 6. All mechanical equipment, air conditioners and trash areas shall be fully screened from the abutting streets.
 7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
 9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 10. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
 12. Site development to comply with all applicable conditions of approval for ZON-4288 and all other subsequent site-related actions.

Sincerely,

Stacey Campbell

Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

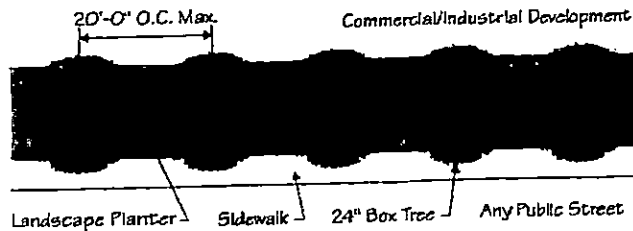
Ms. Elena Arellano
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

ROC-20491
04/26/07 PC

Tree spacing alternatives:

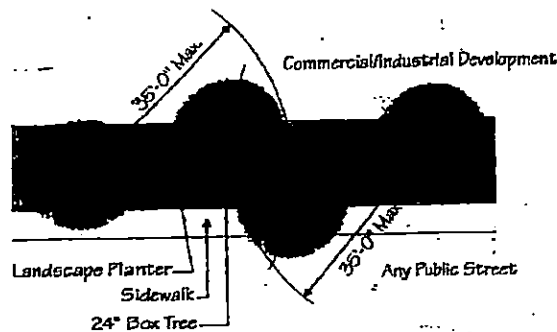
Alternative 1:

Spacing of trees shall not exceed twenty (20) feet on center.



Alternative 2:

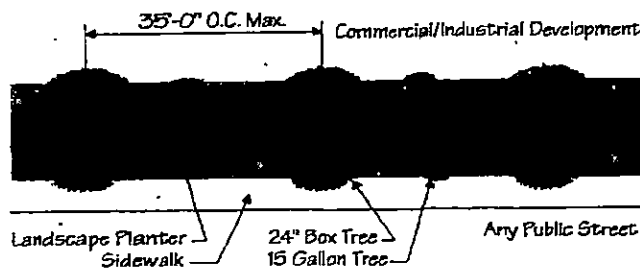
Clustering of trees is allowed if: the total number of trees exceeds the minimum requirements by at least one (1) tree; the spacing between any two (2) trees does not exceed thirty-five (35) feet; and at least three (3) trees are located within a thirty-five (35) foot radius.



Alternative 3:

The minimum number of trees required is one (1) 24 inch box deciduous or evergreen tree for every forty (40) linear feet of planter plus one (1) extra 24 inch box tree. In addition, two (2) 15 gallon deciduous or evergreen trees shall be required for every forty (40) linear feet of planter, and will be located between every 24 inch tree.

The spacing of the 24 inch trees shall not exceed thirty-five (35) feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the 24 inch trees.



April 8, 2004

City of Las Vegas
Planning Commission & City Council
400 E. Stewart Street
Las Vegas, Nevada

Subject: Proposed Lone Mountain Mini Storage & RV Parking Project located on the
Southeast corner of Jones Blvd. and Verde Way

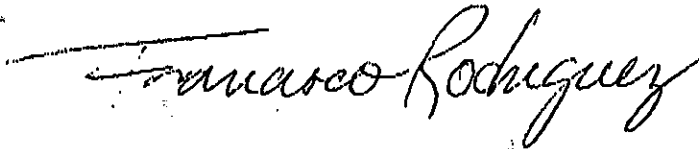
Dear Commissioners & Council members:

We are the property owners presently residing at 6099 W. Verde Way, Las Vegas, Nevada 89130, also described as Assessor's Parcel Number 125-36-402-012. We have met with the proposed project's representative, Mr. Guy Martin. Mr. Martin has explained the need to increase the wall height to between 10 to 13 feet, reduce the setback, and waive the landscaping on the property line common to our respective properties.

We have no objection to the granting of the request for increased wall height, reduced setbacks and waiver of landscaping.

Very truly yours,

Francisco Rodriguez



Irene Rodriguez
6099 W. Verde Way
Las Vegas, Nevada 89130-2166

Submitted at Planning Commission

Date 5/10/07 Item #34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-20813 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.69 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-034 and 035), Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM - DENIED - Motion carried with DAVENPORT and STEINMAN voting NO

NOTE: An initial motion by TROWBRIDGE for APPROVAL subject to conditions failed with GOYNES, TRUESDELL, EVANS and DUNNAM voting NO

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 35 and 36.

ROGER SUMMERFIELD, Planning and Development Department, stated the proposed house of worship use is appropriate for the area and recommended approval of the zoning request. However, parking as proposed would be inadequate; therefore, recommended denial of the site plan.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 35 – ZON-20813

MINUTES – Continued:

MELVIN GREEN, 3305 West Spring Mountain Road, Suite 92, appeared on behalf of the applicant. The church is located in the inner city and many of the worship members live within walking distance of the church. The church would provide community service, meet spiritual needs and provide five vans for transportation of some of the members.

LOIS GREEN, 333 North Rancho Drive No. 445, appeared as the representative for Victory Outreach Las Vegas, its pastor and 225 members. The proximity of the church would allow members to walk to the church, despite the summer heat, for services and for the provided life-skills.

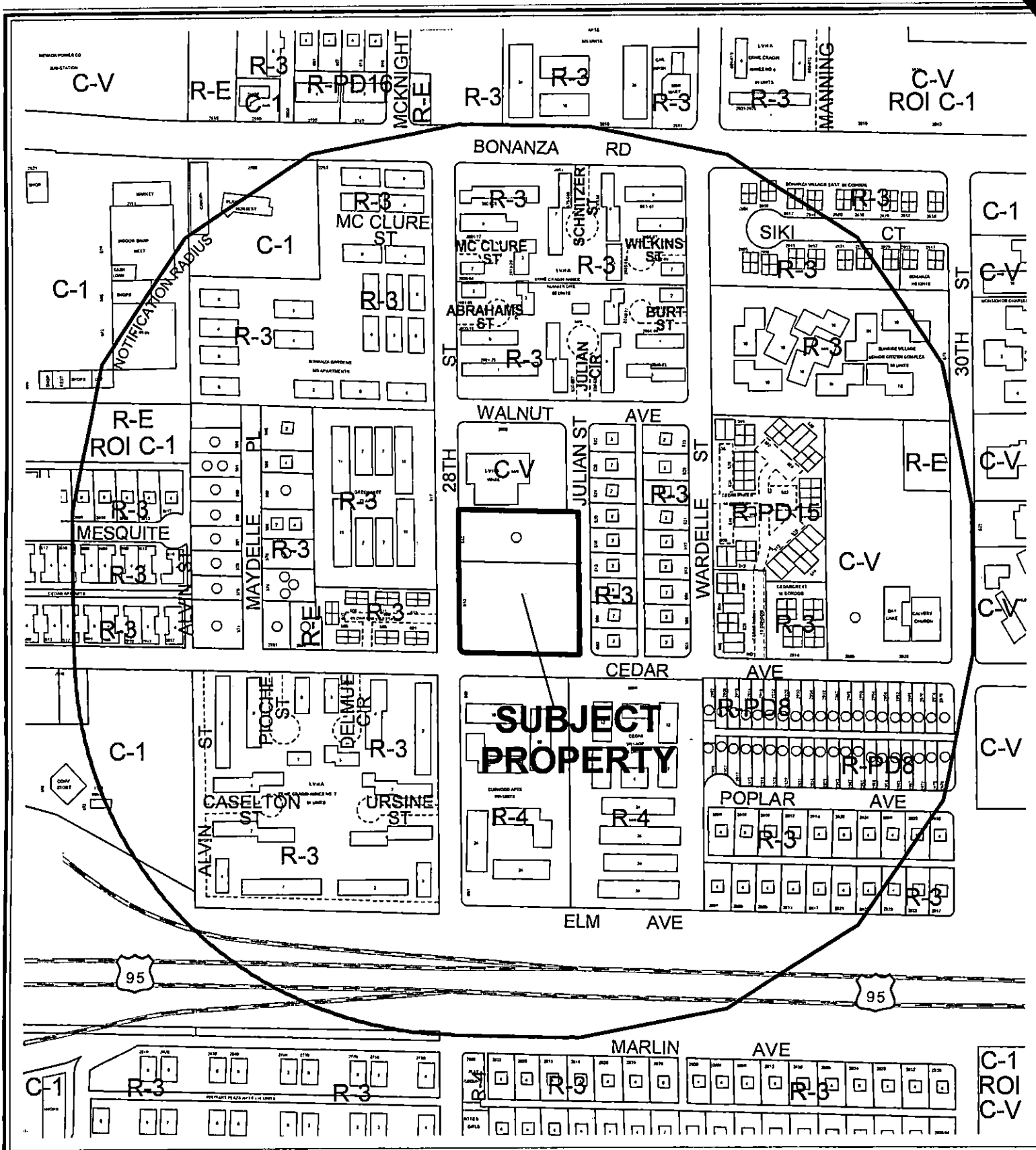
ROSE M. GARCIA, 2962 Cedar Avenue, opposed the church on behalf of 35 families within the neighborhood and stated the 28th Street is not a good environment for recovering addicts.

MR. GREEN responded that this is a church of worship necessary to meet spiritual needs. This is part of the organization that runs various car washes. COMMISSIONER TRUESDELL expressed concern with the car washes being operated and the lack of business licenses or other controls. There was discussion of the various life skill training to be provided. COMMISSIONER GOYNES indicated he saw this as bringing things from outside the community and not the benefit to the community itself.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 35 and 36.

(9:41 – 10:09)

3-793



CASE: ZON-20813

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-20813 - APPLICANT/OWNER: VICTORY OUTREACH-
LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20810) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
4. Dedicate 30 feet of right-of-way adjacent to this site for Julian Street and a 15-foot radius on the northwest corner of Julian Street and Cedar Avenue prior to the issuance of any permits.
5. Construct all incomplete half-street improvements on Julian Street, Cedar Avenue and 28th Street adjacent to this site 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.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. Abandon the existing septic tank system and coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer connection for this site prior to the submittal of any sewer-related construction drawings or the issuance of any permits, whichever may occur first.

ZON-20813 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

ZON-20813 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Rezoning from the R-E (Residence Estates) zoning District to the C-V (Civic) zoning District. The applicant proposing the development of a one-story, 22,531 square foot church located at 510 North 28th Street. The total area covering 2.69 acres on two parcels

An associated Site Development Plan Review (SDR-20810) will be heard with this request.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions, by P&D, Fire, Bldg., etc.</i>	
5/07/03	The City Council approved a General Plan Amendment (GPA-1922) to modify a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to PF (Public Facilities) on 2.68 acres at 500 North 28 th Street (APN: 139-36-110-034 & 035)
5/07/03	The City Council approved the request for a Rezoning (ZON-1919) from R-E (Residence Estates) to C-V (Civic) and a Site Development Plan Review (SDR-1921) for a proposed 20,376 square foot church, daycare facility, rectory, and playground on 2.68 acres at 500 North 28 th Street (APN: 139-36-110-034 & 035). Planning Commission and Staff recommended approval. These applications expired on May 8 th , 2005.
<i>Related Building Permits/Business Licenses</i>	
There are no related permits or licenses related with this request.	
<i>Pre-Application Meeting</i>	
3/06/07	A pre-application meeting was held with the applicant's representative to discuss the requirements for establishing the design standards for a C-V zoned project. Changes from the previous approvals (ZON-1919 & SDR-1921) were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
4/5/07	A Field Check was completed with the following observations: 1. Existing single family residential home located at 540 North 28 th Street. Undeveloped lot to the south, 510 North 28 th Street fenced with some minor debris and RV listed for sale on the premises. Area is generally two-story, multi-family housing.

ZON-20813 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	2.69 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped & Single Family Residence	P-F (Public Facility)	R-E (Residence Estates)
North	Civic – LV Housing Authority	P-F (Public Facility)	C-V (Civic)
South	Multi-family residential	H (High Density Residential)	R-4 (High Density Residential)
East	Duplexes	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Multi-family residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020; the following Design Standards are established upon approval of the accompanying Site Plan Development Review (SDR-20810):

Standard	Provided
Min. Lot Size	2.94 acres
Min. Lot Width	315 feet
Min. Setbacks • Front • Side • Corner • Rear	35 feet, 7 inches 15 feet, 8 inches 15 feet, 8 inches 65 feet, 3 inches
Min. Distance Between Buildings	

ZON-20813 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Max. Lot Coverage	30%
Max. Building Height	2 Stories
Trash Enclosure	Screened & Covered
Mech. Equipment	Screened & Covered

Pursuant to Title 19.06.020, the following Title 19.12 Landscape and Buffer Standards are used for analysis only:

Landscape and Open Space Standards			
Standards	Recommended		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	13 Trees	14 Trees
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	37 Trees	34 Trees
TOTAL		50 Trees	48 Trees
Min. Zone Width	8 Feet		5 Feet

Pursuant to Title 19.06.020, the following Title 19.10 Parking, Loading, and Traffic Standards are used for analysis only:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Parking Ratio	Recommended Parking		Provided Parking	
			Regular	Handi-capped	Regular	ADA Accessible
Church/House of Worship* (Gathering Area)	5,732 SF	1 space per 100 SF of gathering area (non-fixed seating)	58	3	76	4
TOTAL			58	3	76	4

*The floorplans for Phase 2 & 3 show classrooms and office space which are considered ancillary uses to the church use and therefore do not require additional parking.

ANALYSIS

- General Plan/Land Use**

The General Plan category of the site was designated under the PF (Public Facility) land use category by a General Plan Amendment (GPA-1922) approved in 2003. The Rezoning (ZON-1919) and Site Plan Development Review (SDR-1921) that accompanied the amendment were also approved but have since expired. The PF (Public Facility) General Plan Land Use designation allows large governmental building sites and

ZON-20813 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

- **Zoning**

The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V District is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V District is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

The proposed zoning designation of C-V (Civic) is in conformance with the PF (Public Facilities) General Plan Land Use Category.

ZON-20813 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed church and daycare facility use, allowed under the requested C-V (Civic) zoning district, are compatible with adjacent residential and civic land uses and zoning districts.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The proposed church and daycare facility uses are allowed in the proposed C-V (Civic) zoning district. The proposed Rezoning is appropriate for the subject property with regard to the surrounding community as the adjacent multi-family residential would benefit from the additional daycare within walking distance.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Primary site access is provided off of 28th Street, a fully developed 60-foot-wide right-of-way, and Julian Street, a partially constructed 60-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 250 (Mailed with SDR-20810)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20813** APN: 139-36-110-035

Name of Property Owner: Victory Outreach - Las Vegas

Name of Applicant: Victory Outreach - Las Vegas

Name of Representative: Melvin Green Architect, Ltd.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Benny Jacques

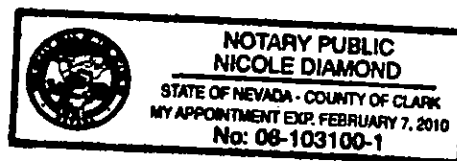
Print Name: Benny Jacques

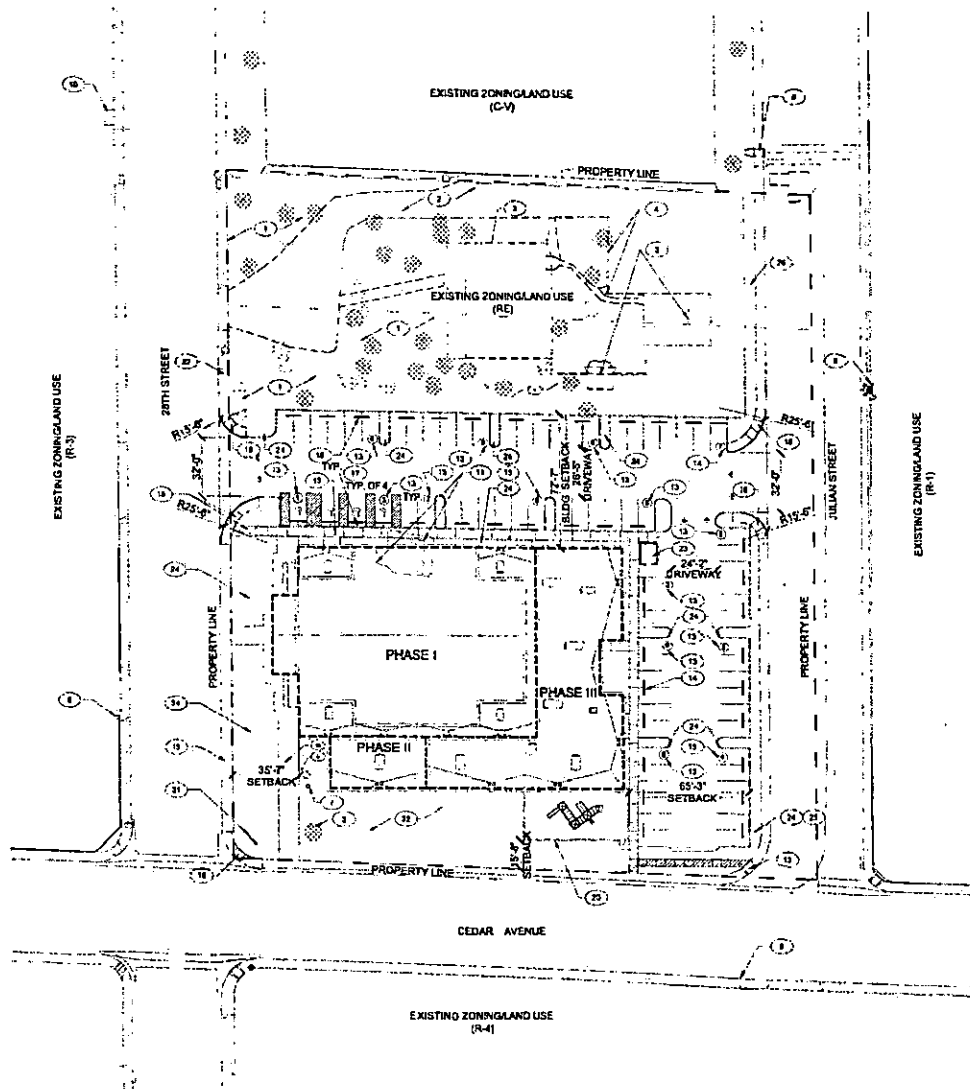
Subscribed and sworn before me

This 13 day of February, 2007

Nicole Diamond

Notary Public in and for said County and State





SITE PLAN
SCALE: 1/32"=1'-0"



PROJECT SITE ANALYSIS	
SITE	
SITE AREA	2.83 ACRES
BUILDING AREA	22,165 SQ. FT.
PORCHES	366 SQ. FT.
SITE COVERAGE	18.4 %
OCCUPANCY GROUP	A-3, B, E AND M
TYPE OF CONSTRUCTION	V-B, SPRUNG DIED
MAX SEATING CAPACITY	686 OCCS.
ZONING	
PROJECT PROPERTY =	C-V
PARKING	
REQUIRED PARKING:	
CHURCH ASSEMBLY	
5,732 SQ. FT. @ 100 SQ. FT. = 58 SPACES	
GEN. CLASSROOMS	
4,100 SQ. FT. @ 300 SQ. FT. = 14 SPACES	
HANDICAPPED PARKING	
STANDARD HANDICAPPED SPACES = 9 SPACES	
VAN ACCESSIBLE SPACES = 1 SPACES	
TOTAL PARKING REQUIRED	= 78 SPACES*
PARKING PROVIDED	
STANDARD SPACES 8' X 18' = 72 SPACES	
STANDARD HANDICAPPED SPACES = 9 SPACES	
VAN ACCESSIBLE SPACES = 1 SPACES	
TOTAL PARKING PROVIDED	= 78 SPACES
* 78 PARKING SPACE BASED ON ALL AREA BE OCCUPIED AT THE SAME TIME.	
BASED ON LAS VEGAS ZONING CODE TITLE 18A. THE PARKING IS BASED ON 100 S.F. OF NON-FIXED SEATINGS	

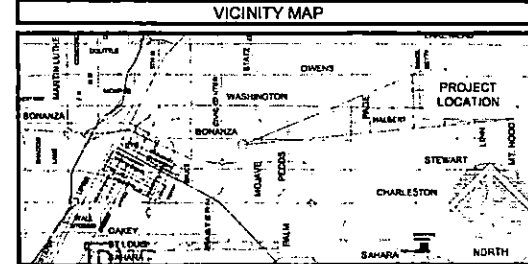
KEYNOTES	
1	(E) TREES TO REMAIN
2	(E) DRIVEWAY TO REMAIN
3	(E) STRUCTURE TO REMAIN
4	(E) WALL TO BE REMOVED
5	(E) WELL CONTROLS ON POLE TO BE REMOVED AND CAPPED
6	(E) PAY PHONE
7	(E) WELL TO BE CAPPED
8	(E) SIDEWALK DRAIN
9	(E) FIRE HYDRANT
10	(E) UTILITY VAULT
11	(E) CONCRETE SLAB TO BE REMOVED
12	5'-0" CONCRETE SIDEWALK TYPICAL, L.N.D.
13	5'-18" PARKING STALL (TYPICAL)
14	CONCRETE WHEEL STOPS
15	5'-18" HANDICAPPED PARKING STALL
16	5'-18" VAN ACCESSIBLE PARKING STALL
17	HANDICAPPED SIGNAGE
18	HANDICAPPED ACCESS CURBS
19	CONCRETE WALK, COORDINATE WITH CIVIL
20	CMU WALL PLAYGROUND EQUIPMENT ENCLOSURE
21	MONUMENT SIGN
22	ELECTRIC METER
23	TRASH ENCLOSURE
24	LANDSCAPING, SEE LS:01
25	BERM

GENERAL NOTES

ALL UTILITY BOXES AND ABOVE GROUND UTILITY INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY-SEVEN CUBIC FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLLAR) SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHTS-OF-WAY OR SIDEWALK, WHICHEVER IS NEARER TO THE STRUCTURES.

THE LANDSCAPING MUST INCLUDE TALL GRASSES AND SHRUBBERY WHICH A MATURITY WILL PROVIDE ADEQUATE SCREENING OF THE UTILITY STRUCTURES.

IN ADDITION, ALL UTILITY BOXES SHALL BE PLACED SO THAT THE ACCESS DOORS OPEN PARALLEL TO THE STREET CORRIDOR AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCREENING.



DATE MAR 27 2007

ZON-20813
SDR-20810
05/10/07 PC

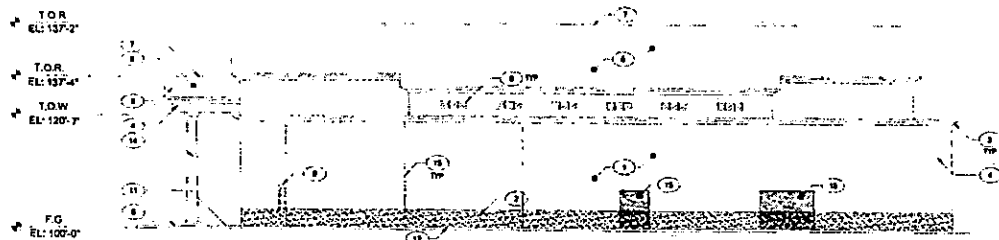
MGA Melvin Green Architect, Ltd.
ARCHITECTURAL CONSULTANTS
1000 S. RAMPART BLVD., SUITE 100, LAS VEGAS, NV 89102
(702) 735-1111
FAX (702) 735-1112
www.melvin-green.com
Melvin Green Architect, Ltd. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

SHEET TITLE: SITE PLAN

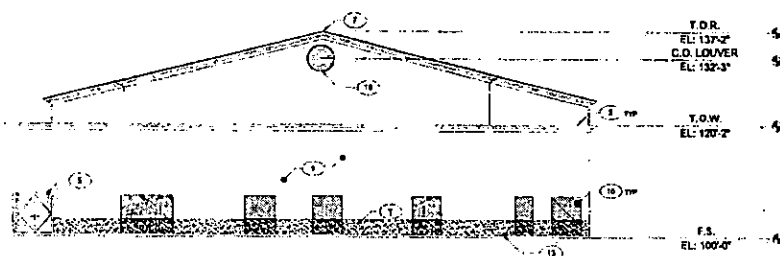
DATE: 03.21.07
SCALE: AS INDICATED
DRAWN: MGO
JOB NO: 2007-0817

SHEET: AS1.01
OF SHEETS



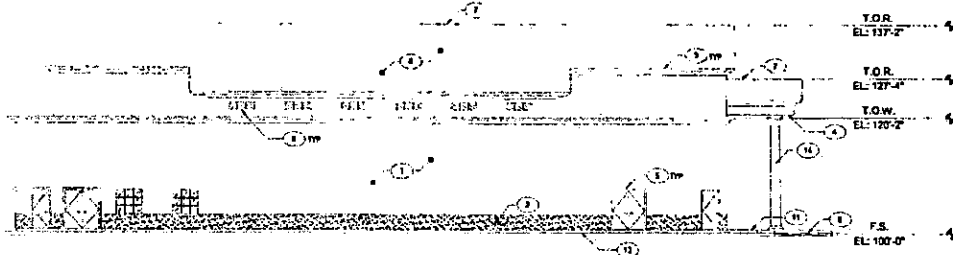
1 SOUTH ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



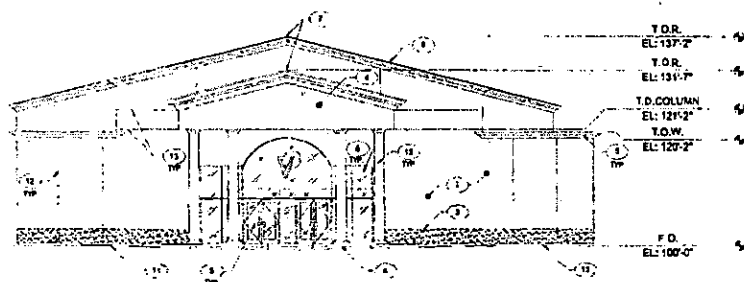
2 EAST ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION (PHASE I)

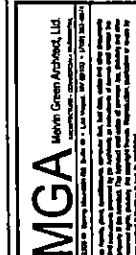
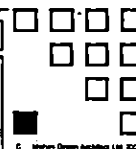
SCALE: 3/32" = 1'-0"

KEYNOTES

- 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #C050 BY SHERWIN WILLIAMS
- 2 2" HIGH CEMENT PLASTER BAND, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #C050 BY SHERWIN WILLIAMS
- 3 PRE-FORMED CORNICE TRIM (CM102) AS MANUF. BY FOAMTECH OR EQ. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #W153 BY SHERWIN WILLIAMS
- 4 7/8" CEMENT PLASTER FINISH ON WIRE MESH OVER WATER-PROOF MEMBRANE ON WOOD SHEATHING. FINISH SURFACE TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #C050 BY SHERWIN WILLIAMS. COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS
- 5 HOLLOW METAL DOOR AND FRAME, TO BE PAINTED WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #C050 BY SHERWIN WILLIAMS
- 6 MASONRY PLANTER
- 7 CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER
- 8 FLAT CONCRETE TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #FAC584M BY MONYER LIFETEC OR EQUAL
- 9 ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES
- 10 4" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL. PROVIDE WOOD STUD BRACING WITH 5/8" DOWEL ROD AT EACH FACE, SEAL ALL AROUND
- 11 CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1 IN 20 MAX SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS
- 12 7/8" X 7/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED
- 13 WEEP SCREED
- 14 2" DIA. TAPERED COLUMN (CM705-T) MANUF. BY FOAMTECH OR EQUAL, TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #W153 BY SHERWIN WILLIAMS
- 15 INDICATES WOOD STUD WALL IN WOOD CMU. BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED

ABBREVIATIONS

1. T.O.R.	INDICATES TOP OF RIDGE
2. C.O. VENT	INDICATES CENTER LINE OF VENT
3. T.B.	INDICATES TRUSS BEARING
4. F.S.	INDICATES FINISH SLAB
5. T.O.W.N.	INDICATES TOP OF WINDOW
6. B.O. SOFF.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUD)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
8. F.G.	INDICATES TO FINISH GRADE, COORD. IN CIVIL DRAWINGS



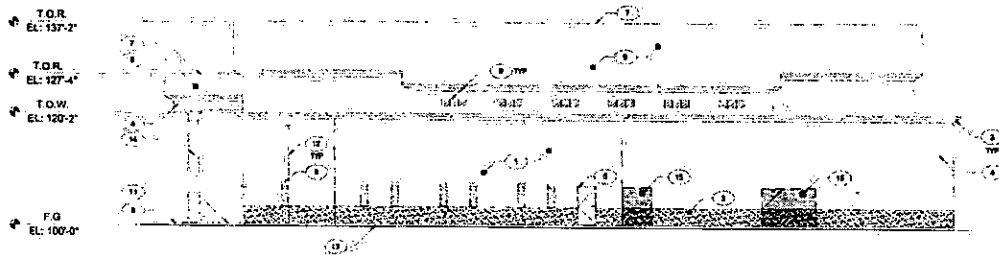
RECEIVED
MAR 27 2007

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

DATE: 12/27/07
SCALE: AS INDICATED
DRAWN: MGA
JOB NO.: 2007-0817
SHEET: A6.01

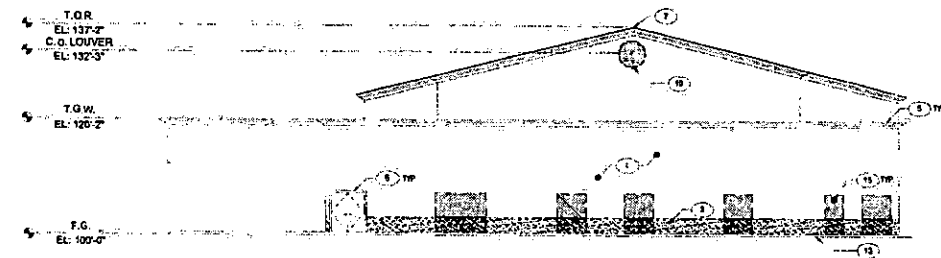
ZON-20813
SDR-20810
05/10/07 PC

EXTERIOR ELEVATIONS (PHASE I)



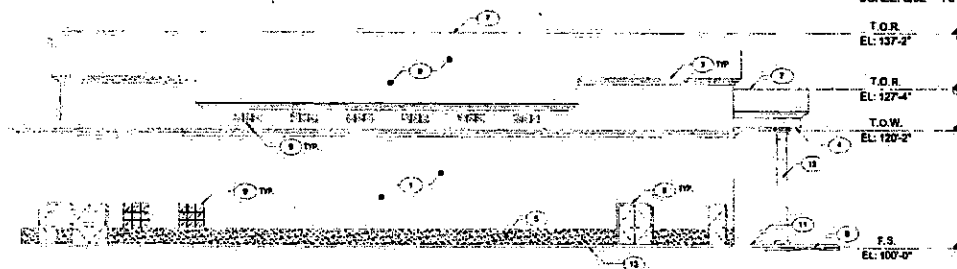
SOUTH ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



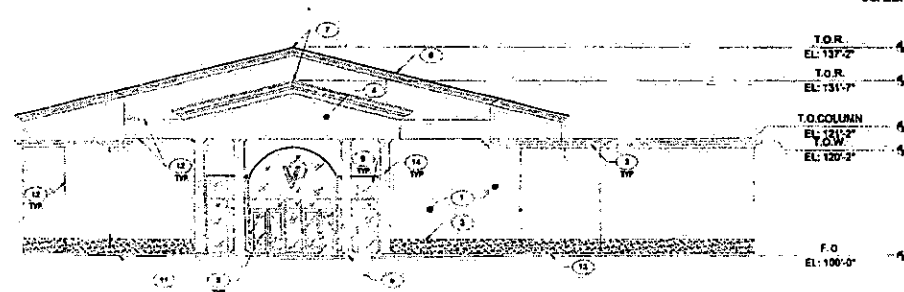
EAST ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



NORTH ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



WEST ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"

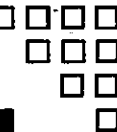
KEYNOTES

1. 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #500 BY SHERWIN WILLIAMS.
2. 2" HIGH CEMENT PLASTER BAND, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #500 BY SHERWIN WILLIAMS.
3. PRE-FORMED CORNICE TRIM (CM 102) AS MANUF. BY FOAMTECH OR E.Q. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #5102 BY SHERWIN WILLIAMS.
4. 7/8" CEMENT PLASTER FINISH ON WIRE MESH OVER WATERPROOF MEMBRANE ON WOOD SHEATHING, FINISH SURFACE TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #500 BY SHERWIN WILLIAMS, COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS.
5. HOLLOW METAL DOOR AND FRAME, TO BE PAINTED WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #500 BY SHERWIN WILLIAMS.
6. MASONRY PLANTER.
7. CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER.
8. FLAT CONCRETE TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #1FAC5844 BY MONER LIFETILE OR EQUAL.
9. ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES.
10. 1/4" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL, PROVIDE WOOD STUD BRACING WITH 5/8" DURO-ROCK AT EACH FACE, SEAL ALL AROUND.
11. CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1 IN 20 MAX. SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS.
12. 7/8" X 7/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED.
13. WEEP SCREED.
14. 2" DIA. TAPERED COLUMN (CM705-T) MANUF. BY FOAMTECH OR EQUAL, TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #5100 BY SHERWIN WILLIAMS.
15. INDICATES WOOD STUD WALL IN VOID IN CMU. BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED.

RECEIVED
MAR 27 2007

ABBREVIATIONS

1. T.O.R.	INDICATES TOP OF RIDGE
2. C.O. VENT	INDICATES CENTER LINE OF VENT
3. T.B.	INDICATES TRUSS BEARING
4. F.B.	INDICATES FINISH SLAB
5. T.O.W.N.	INDICATES TOP OF WINDOW
6. B.O.S.O.F.F.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUD)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
8. F.G.	INDICATES TO FINISH GRADE, COORD. W/ CIVIL DRAWINGS



(S) Martin Green Architect, Ltd. 2004

PROJECT NO. 2245
DATE OF REVIEW
MARCH 27, 2007

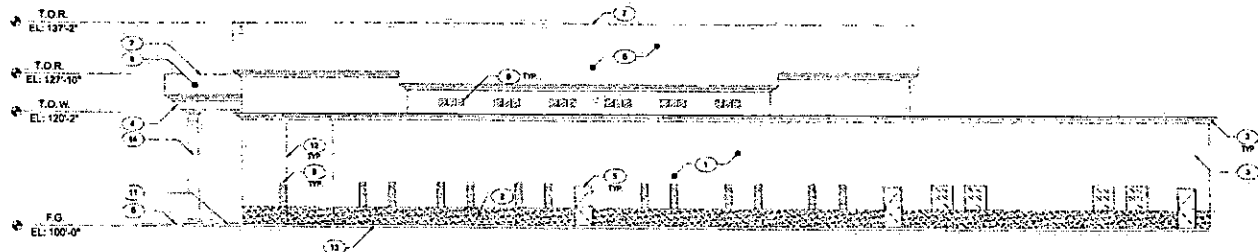


MGA Martin Green Architect, Ltd.
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

PROJECT VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

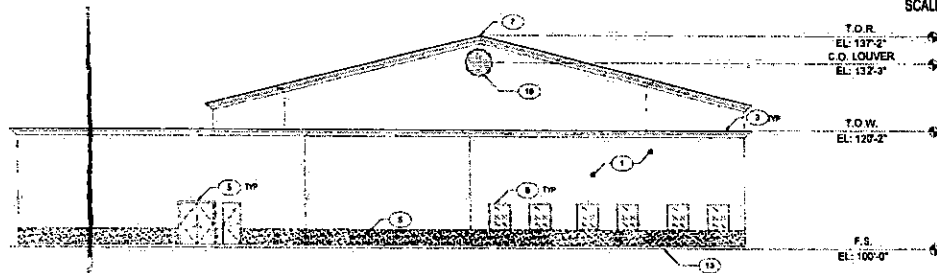
DATE 01.27.07
SCALE AS INDICATED
JOB NO. 2002-0057
BY A6.02

ZON-20813
SDR-20810
05/10/07 PC



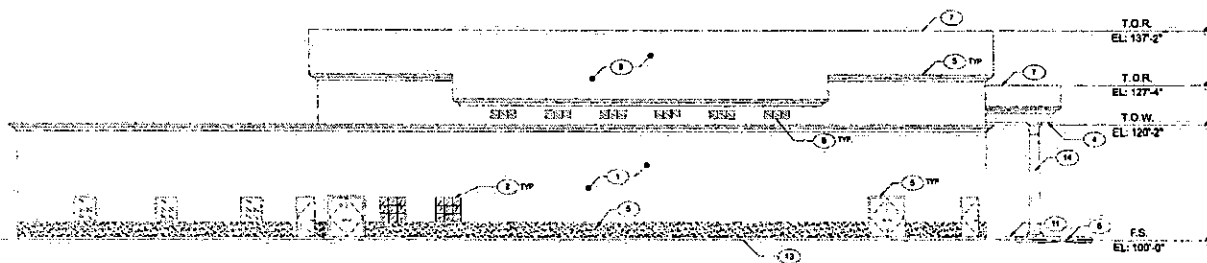
1 SOUTH ELEVATION (PHASE III)

SCALE: 3/32" = 1'-0"



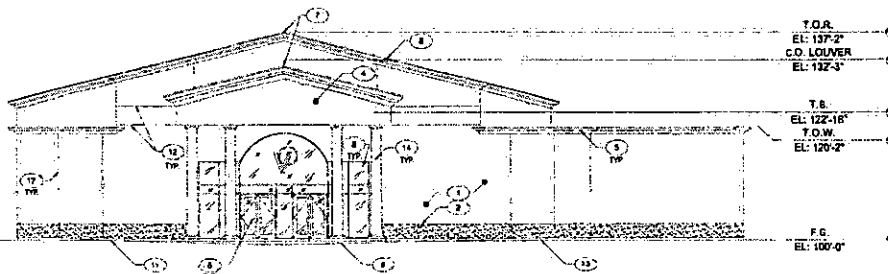
2 EAST ELEVATION (PHASE III)

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION (PHASE III)

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION (PHASE III)

SCALE: 3/32" = 1'-0"

KEYNOTES

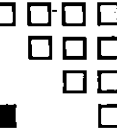
- 1 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTER WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
- 2 2 4" HIGH CEMENT PLASTER BAND, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTER WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
- 3 PRE-FORMED CORNICE TRIM (CM142) AS MANUF. BY FOAMTECH OR EQ. TO BE PAINTER WITH EXTERIOR GRADE MODERNE WHITE #6188 BY SHERWIN WILLIAMS.
- 4 7/8" CEMENT PLASTER FINISH BH WIRE MESH OVER WATERPROOF MEMBRANE ON WOOD SHEATHING. FINISH SURFACE TO BE PAINTER WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS. COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS.
- 5 HOLLOW METAL DOOR AND FRAME, TO BE PAINTER WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
- 6 MASONRY PLANTER.
- 7 CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER.
- 8 FLAT CONCRETE-TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #1FAC56464 BY MONIER LIFETILE OR EQUAL.
- 9 ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES.
- 10 4" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL. PROVIDE WOOD STUD BRACING WITH 5/8" DURO-ROCK AT EACH FACE, SEAL ALL AROUND.
- 11 CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1 IN 20 MAX SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS.
- 12 1/8" X 1/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED.
- 13 WEEP SCREER.
- 14 2" DIA. TAPERED COLUMN (CM105-T) MANUF. BY FOAMTECH OR EQUAL. TO BE PAINTER WITH EXTERIOR GRADE MODERNE WHITE #6188 BY SHERWIN WILLIAMS.
- 15 INDICATES WOOD STUD WALL IN VOIR H.C.M.U. BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVER WHEN PHASE II IS CONSTRUCTED.

RECEIVED
MAR 27 2007

ABBREVIATIONS

1. T.O.R.	INDICATES TOP OF RIDGE
3. C.O. VENT	INDICATES CENTER LINE OF VENT
3. T.B.	INDICATES TRUSS BEARING
4. F.S.	INDICATES FINISH SLAB
5. T.O.WIN	INDICATES TOP OF WINDOW
6. T.O. SOFF.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUB)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
8. F.G.	INDICATES TO FINISH GRADE, COORD. WITH CIVIL DRAWINGS

ZON-20813
SDR-20810
05/10/07 PC



C. MGA Green Architect, Ltd.

REGISTERED ARCHITECT

No. 2249

MARCH 27, 2007

STATE OF NEVADA

PROJECT VICTORY OUTREACH CHURCH - PHASE 1

28TH STREET @ CEDAR AVE.

LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS (PHASE III)

DATE 03/21/07

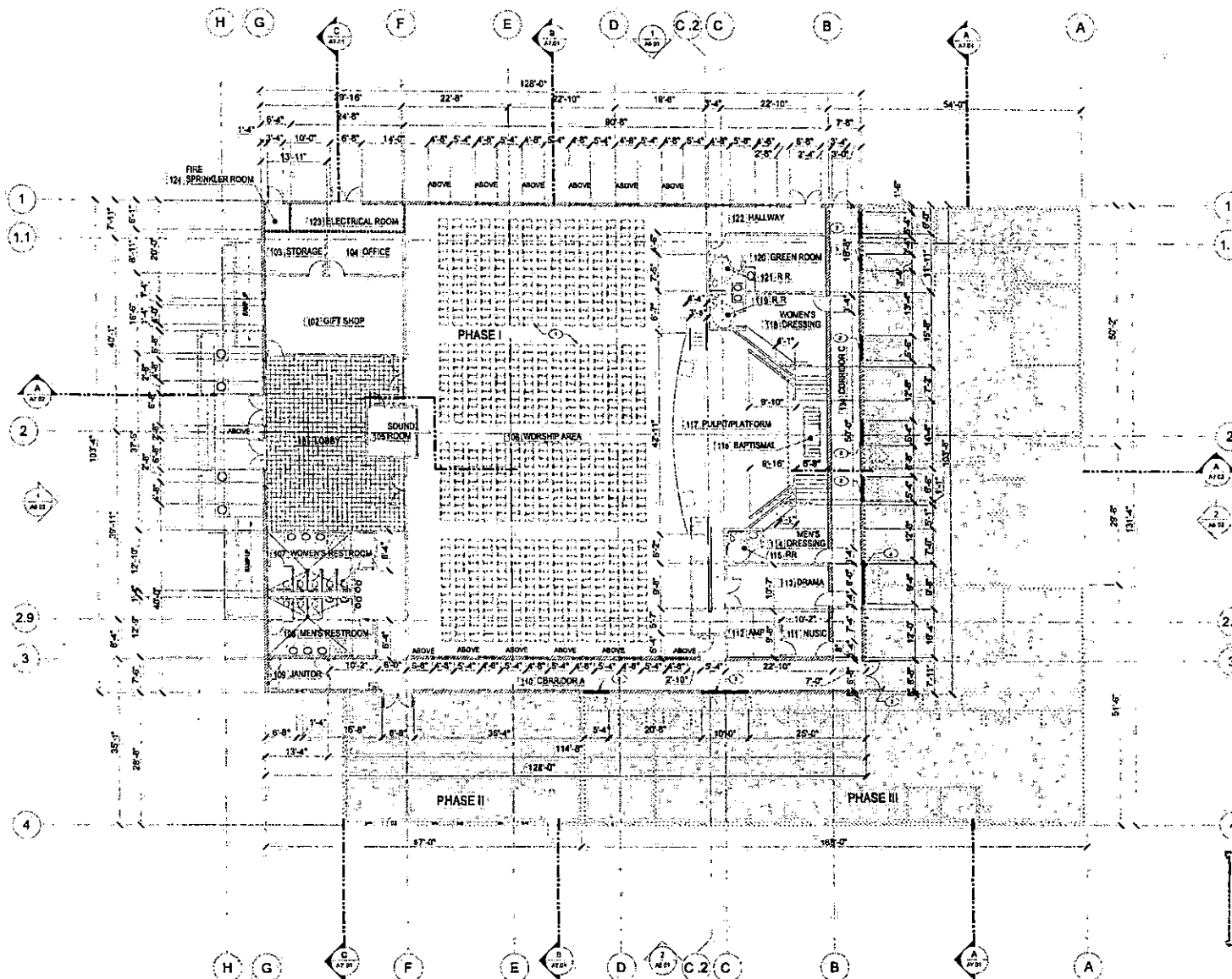
SCALE AS INDICATED

DRWN: MGS

JOB NO. 2002-0007

SHEET

A6.03



FLOOR PLAN (PHASE I)

ZON-20813
SDR-20810
05/10/07 PC

SCALE: 3/32"=1'-0"



WALL TYPES

ALL EXTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 8" C.M.U. GROUDED SOLID. PROVIDE 2" Z FURRING CHANNELS @ 24" O.C. WITH RIGID INSULATION IN ALL CAVITIES AND 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE ONLY. EXTEND TO BOTTOM OF STRUCTURE. (COORDINATE WITH STRUCTURAL DRAWINGS)

ALL INTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 2" 5/8" WOOD STUDS @ 16" O.C. (COORDINATE WITH STRUCTURAL DRAWINGS). PROVIDE 5/8" TYPE "X" GYP. BD. ON EACH FACE OF WALL. PROVIDE 5/8" CEMENTITIOUS BACKER BD. AT ALL TILE LOCATIONS AND 5/8" WATER RESISTANT GYP. BD. ABOVE TILE ON THE INTERIOR FACE OF ALL WET AREAS.

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL CABINET REQUIREMENTS. ALL CABINETS TO BE FIELD VERIFIED, BEFORE FABRICATION.
2. ALL DIMENSIONS ARE FROM GRID TO GRID, FACE OF STUD TO FACE OF STUD, AND CENTERLINE OF OPENING TO CENTERLINE OF OPENING, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DOUBLE DOORS TO BE CENTERED IN STORAGE SPACE AS INDICATED.
4. ALL INTERIOR SINGLE DOORS TO BE SET PER DETAIL 13/A2.20
5. ALL FURNITURE INDICATED FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH OWNER FOR CORRECT LOCATION.
6. WOMEN'S AND MEN'S RESTROOM TO HAVE RECESSED SLABS.
7. SEE DETAIL 2/A9 D1 FOR TYPICAL OOR OCCUPANCY SIGN LOCATION.

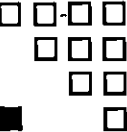
LEGEND

- INDICATES PHASE I AND II (N.C.)
- INDICATES FIRE PARTITION (B.C. SEC. 708, EXCEPTIONS) CONSTRUCTION - 1 HR 2 X 4 WALL PER U.L. DESIGN NO. 1337

KEYNTDES

1. SITTING CAPACITY - 666 OCCUPANTS
2. INDICATES WOOD STUD WALL IN VOID IN C.M.U. WALL TO BE REMOVED WHEN PHASE II IS CONSTRUCTED
3. TEMPORARY LANDING, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED

RECEIVED
MAR 27 2007

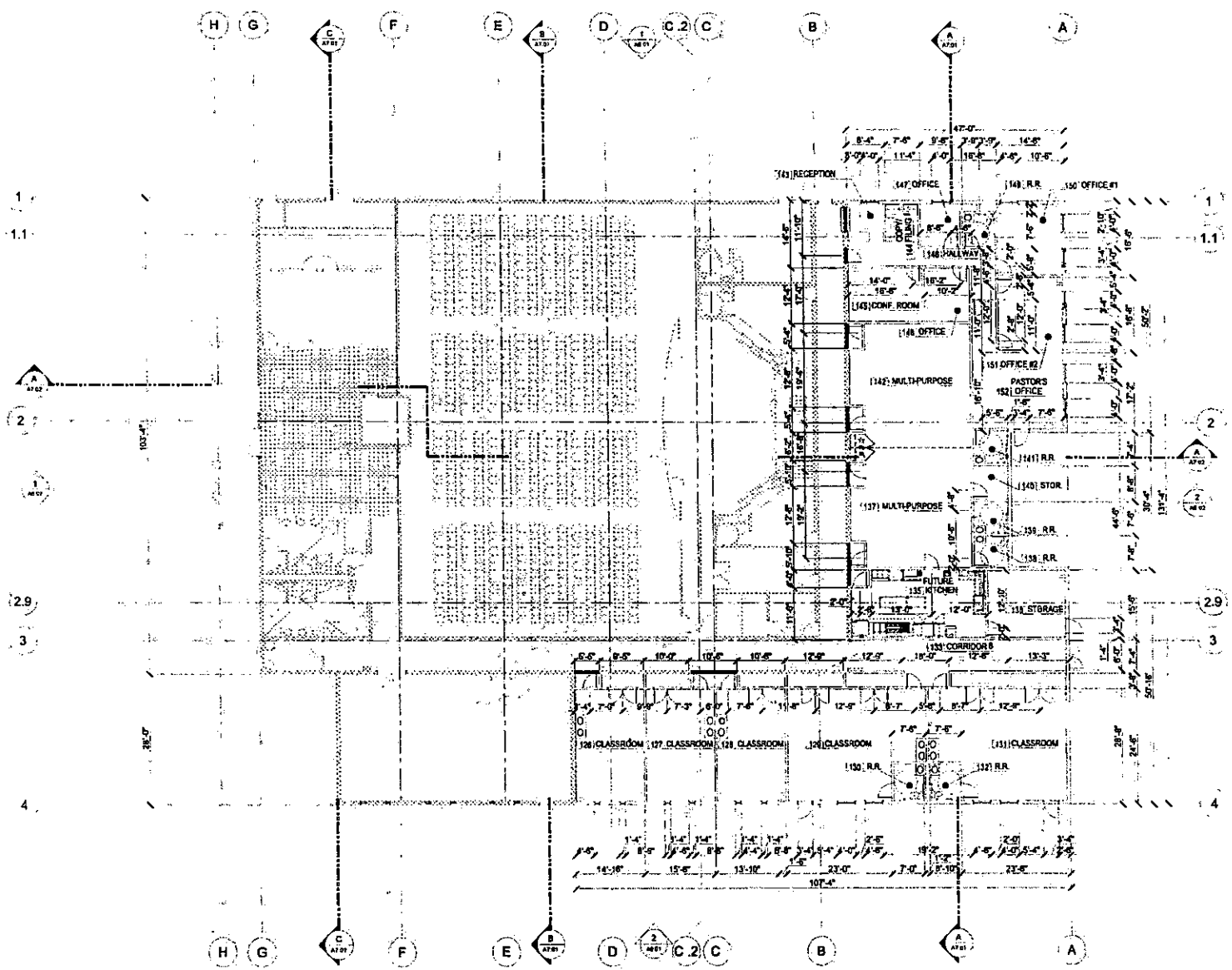


Melvin D. Green
No. 2248
ARCHITECT
STATE OF NEVADA
05/10/07

MGA
Melvin Green Architects, Ltd.
All drawings shall be prepared by the Architect or under the direct supervision of the Architect. The Architect shall be responsible for the accuracy of the drawings and for the proper construction of the building. The Architect shall not be responsible for the construction of the building or for the safety of the building or for the safety of the occupants of the building.

PROJECT: VICTORY OUTREACH CHURCH - PHASE I
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA
SHEET TITLE: FLOOR PLAN (PHASE I)

DATE: 03/27/07
SCALE: AS INDICATED
DRAWN: MS
CHECKED: 05/10/07
SHEET: A1.01



WALL TYPES

ALL EXTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 8" C.M.U. GRADUATED SOLID PROVIDE 2" FURRING CHANNELS @ 24" O.C. WITH RIGID INSULATION IN ALL CAVITIES AND 5/8" TYPE "X" GYP. BO. ON INTERIOR SIDE ONLY. EXTEND TO BOTTOM OF STRUCTURE. (COORDINATE WITH STRUCTURAL DRAWINGS)

ALL INTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 2" X 6" WOOD STUDS @ 16" O.C. (COORDINATE WITH STRUCTURAL DRAWINGS) PROVIDE 5/8" TYPE "X" GYP. BO. ON EACH FACE OF WALL PROVIDE 5/8" CEMENTITIOUS BACKER BO. AT ALL TILE LOCATIONS AND 5/8" WATER RESISTANT GYP. BO. ABOVE TILE ON THE INTERIOR FACE OF ALL WET AREAS.

- GENERAL NOTES**
1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL CABINET REQUIREMENTS. ALL CABINETS TO BE FIELD VERIFIED, BEFORE FABRICATION.
 2. ALL DIMENSIONS ARE FROM GRID TO GRID, FACE OF STUD TO FACE OF STUD, AND CENTERLINE OF OPENING TO CENTERLINE OF OPENING, UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR DOUBLE DOORS TO BE CENTERED IN STORAGE SPACE AS INDICATED.
 4. ALL INTERIOR SINGLE DOORS TO BE SET PER DETAIL 13A2.20.
 5. ALL FURNITURE INDICATED FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH OWNER FOR CORRECT LOCATION.
 6. WOMEN'S AND MEN'S RESTROOM TO HAVE RECESSED SLABS.
 7. SEE DETAIL 14A9.81 FOR TYPICAL GOOR OCCUPANCY SIGN LOCATION.

LEGEND

INDICATES PHASE I AND PHASE II (N1 G)

RECEIVED
MAR 27 2007

FLOOR PLAN (PHASE III)

ZON-20813
SDR-20810
05/10/07 PC

SCALE: 3/32" = 1'-0"



REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

DATE: 05/27/07
SCALE: AS INDICATED
DRAWN: MCI
JOHN MC: 2007-0837

ARCHITECT: MGA
PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

FLOOR PLAN (PHASE III)

A1.03



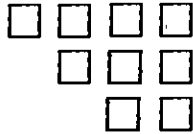
Victory Outreach Church
Zoning Application
Color and Materials Sheet

Keynote	Material	Finish	Color	Manufacturer	Sample
1	1 Coat Stucco	Exterior Grade Paint	Morrocan Brown SW6060	Sherwin Williams	
2	2'-8" High Cement Plaster Band	Exterior Grade Paint	Morrocan Brown SW6060	Sherwin Williams	
3	Pre-formed Cornice Trim	Exterior Grade Paint	Moderne White SW6168	Sherwin Williams	
4	7/8" Cement Plaster	Exterior Grade Paint	Morrocan Brown SW6060	Sherwin Williams	
5	Hollow Metal Door & Frame	Exterior Grade Paint	Morrocan Brown SW6060	Sherwin Williams	
6	Flat Concrete Roof Tile	By Mfr.	California Mission Blend #1FACS6464	MONIER LIFETILE	
7	Aluminum Window Frame	Exterior Grade Paint	Morrocan Brown SW6060	Sherwin Williams	
8	2'-0" dia. Tapered Column	Exterior Grade Paint	Moderne White SW6168	Sherwin Williams	

RECEIVED
MAR 27 2007

ZON-20813
SDR-20810
05/10/07 PC

Melvin Green Architect, Ltd.



MELVIN GREEN ARCHITECT, LIMITED



MELVIN GREEN ARCHITECT, LIMITED

February 21, 2007

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

ATTN: Planning Department

RE: Zone Change and Design Review
Victory Outreach Church
139-36-110-034
139-36-110-035

To Whom It May Concern:

Victory Outreach Las Vegas is pleased to submit this justification letter in support of our request for Zone Change and Design Review. The previous cases ZON-1919 and SDR-1921 expired. The square footage increased by 2,231 square feet and the structural system change from wood framing to CMU exterior wall with stucco.

The proposed project consists of a single-storey, 22,531 sq. ft. church with accessory day care and outside play area; classrooms and support offices for the Pastor and staff; fully described in the architectural exhibits that are part of this Special Use Application.

The proposed Victory Outreach Church will be compatible with the surrounding areas. The main building entrance will be located adjacent to 28th Street. Landscaping will compliment the building exterior façade to soften the single-storey building.

We respectfully request approval from the City of Las Vegas of our Zone Change and Design Review Application request.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.

Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.

ZON-20813
SDR-20810
05/10/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-20810 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20813 - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS -
Request for a Site Development Plan Review FOR A ONE-STORY, 22,531 SQUARE FOOT CHURCH on 1.7 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-035), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – DENIED – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

See Item 35 for related discussion.

(9:41 – 10:09)
3-793

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20810 - APPLICANT/OWNER: VICTORY OUTREACH-
LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. A Rezoning (ZON-20813) to a C-V (Civic) Zoning District approved by the City Council.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 3/27/07, and the Phase I floor plans date stamped 4/24/07 except as amended by conditions herein.
4. Any portion of the site to be used for vehicle access and parking is required to be paved.
5. The building shall have a finished appearance after the construction of each phase.
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.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-20810 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Commercial Pan Standard Drawing #224.

SDR-20810 - Conditions Page Three
May 10, 2007 - Planning Commission Meeting

17. 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.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-20813 and all other applicable site-related actions.

SDR-20810 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a one-story, 22,531 square foot church covering 1.7 acres of the 2.69 acres total requested to be Rezoned (ZON-20813). The Site Development Plan Review is limited to the proposed construction shown on the parcel located at 510 North 28th Street (APN 139-36-110-035).

An associated application for a Rezoning from the R-E (Residence Estates) zoning District to the C-V (Civic) zoning District has been filed with this request.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
5/07/03	The City Council approved a General Plan Amendment (GPA-1922) to modify a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to PF (Public Facilities) on 2.68 acres at 500 North 28 th Street (APN: 139-36-110-034 & 035)
5/07/03	The City Council approved the request for a Rezoning (ZON-1919) from R-E (Residence Estates) to C-V (Civic) and a Site Development Plan Review (SDR-1921) for a proposed 20,376 square foot church, daycare facility, rectory, and playground on 2.68 acres at 500 North 28 th Street (APN: 139-36-110-034 & 035). Planning Commission and Staff recommended approval. These applications expired on May 8 th , 2005.
<i>Related Building Permits/Business Licenses</i>	
There are no related permits or licenses related with this request.	
<i>Pre-Application Meeting</i>	
3/06/07	A pre-application meeting was held with the applicant's representative to discuss the requirements for establishing the design standards for a C-V zoned project. Changes from the previous approvals (ZON-1919 & SDR-1921) were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
4/5/07	A Field Check was completed with the following observations: 1. Existing single family residential home located at 540 North 28 th Street. Undeveloped lot to the south, 510 North 28 th Street fenced with some minor debris and RV listed for sale on the premises. Area is generally two-story, multi-family housing.

SDR-20810 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	1.7 acres*

*An associated Rezoning covers two parcels for 2.94 net acres total. This Site Development Plan Review will only cover the affected parcel (APN) located at 510 North 28th Street.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped & Single Family Residence	P-F (Public Facility)	R-E (Residence Estates)
North	Civic – LV Housing Authority	P-F (Public Facility)	C-V (Civic)
South	Multi-family residential	H (High Density Residential)	R-4 (High Density Residential)
East	Duplexes	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Multi-family residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020; the following Design Standards are established upon approval of the accompanying Site Plan Development Review (SDR-20810):

Standard	Provided
Min. Lot Size	2.94 acres
Min. Lot Width	315 feet
Min. Setbacks • Front • Side • Corner • Rear	35 feet, 7 inches 15 feet, 8 inches 15 feet, 8 inches 65 feet, 3 inches
Min. Distance Between Buildings	

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May 10, 2007 - Planning Commission Meeting

Max. Lot Coverage	30%
Max. Building Height	2 Stories
Trash Enclosure	Screened & Covered
Mech. Equipment	Screened & Covered

Pursuant to Title 19.06.020, the following Title 19.12 Landscape and Buffer Standards are used for analysis only:

<i>Landscaping and Open Space Standards</i>			
<i>Standards</i>	<i>Recommended</i>		<i>Provided</i>
	<i>Ratio</i>	<i>Trees</i>	
Parking Area	1 Tree/ 6 Spaces	13 Trees	14 Trees
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	37 Trees	34 Trees
TOTAL		50 Trees	48 Trees
Min. Zone Width	8 Feet		5 Feet

Pursuant to Title 19.06.020, the following Title 19.10 Parking, Loading, and Traffic Standards are used for analysis only:

<i>Parking Requirement</i>						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Recommended</i>		<i>Provided</i>	
			<i>Parking</i>		<i>Parking</i>	
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>ADA Accessible</i>
Church/House of Worship* (Gathering Area)	5,732 SF	1 space per 100 SF of gathering area (non-fixed seating)	58	3	76	4
TOTAL			58	3	76	4

*The floorplans for Phase 2 & 3 show classrooms and office space which are considered ancillary uses to the church use and therefore do not require additional parking.

ANALYSIS

- Zoning**

The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

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In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

The minimum development standards for property in the C-V District shall be established by the City Council in connection with the associated application for Rezoning (ZON-20813) or administratively in connection with the approval of a site development plan.

The proposed elevations, setbacks, and building height and massing, as designed, appear compatible with existing and planned development in the surrounding area. However, there may be a potential issue with the amount of provided parking. Although the applicant has calculated the provided parking using a standard listed in Title 19.10 for non-fixed seating, staff believes that the actual amount of parking required exceeds this amount. This is due to the discrepancy between calculating parking based on providing space per one hundred square feet of non-fixed seating area in the gathering room versus providing one space per four fixed seats. Although the provided floorplans denote that the 690 seats are non-fixed, the rated occupancy of the area is 686 occupants giving a reasonable expectation for potential shortage from the 76 provided parking spaces.

FINDINGS

The following findings must be made for an SDR:

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

As proposed, the church may pose a potential parking problem. The amount of provided parking may not be suitable for this size of church with accessory classrooms. The use and building design, however, does appear to be a suitable proposal for this location.

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 church with accessory classrooms use is consistent with the P-F (Public Facilities) General Plan category and, with an approved Rezoning to the C-V (Civic) zoning District, the proposed church is in general compliance with design standards as listed in Title 19. It is important to note that the design standards are established with the approval of a request for Rezoning (ZON-20813) and this Site Development Plan Review.

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May 10, 2007 - Planning Commission Meeting

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

Access to this site is provided via 28th Street, a fully developed 60-foot-wide right-of-way, and Julian Street, a partially constructed 60-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities and will not negatively impact the predominantly multi-family residential character of the area. Staff is concerned that a potential parking shortage could adversely affect site circulation.

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

The proposed church with accessory classrooms will implement building and landscape materials appropriate to the City. The applicant has provided a suitable amount of perimeter landscape buffering with an adequate amount of trees of a suitable size.

- 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 church facility elevations are appropriate for this type of structure and are compatible with the predominantly multi-family residential character of the area. A condition has been placed so that the building maintains a finished appearance between each phase of construction.

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

The development will be subject to the International Building Code and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

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May 10, 2007 - Planning Commission Meeting

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	10	
<u>ASSEMBLY DISTRICT</u>	11	
<u>SENATE DISTRICT</u>	2	
<u>NOTICES MAILED</u>	250	(Mailed with ZON-20813)
<u>APPROVALS</u>	0	
<u>PROTESTS</u>	0	



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20810** APN: 139-36-110-035
Name of Property Owner: VICTORY OUTREACH - LAS VEGAS
Name of Applicant: VICTORY OUTREACH - LAS VEGAS
Name of Representative: MELVIN GREEN ARCHITECT, LTD

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

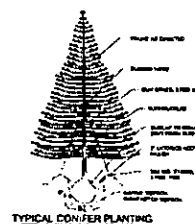
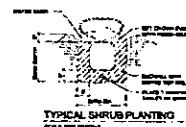
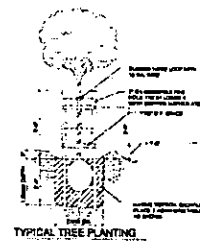
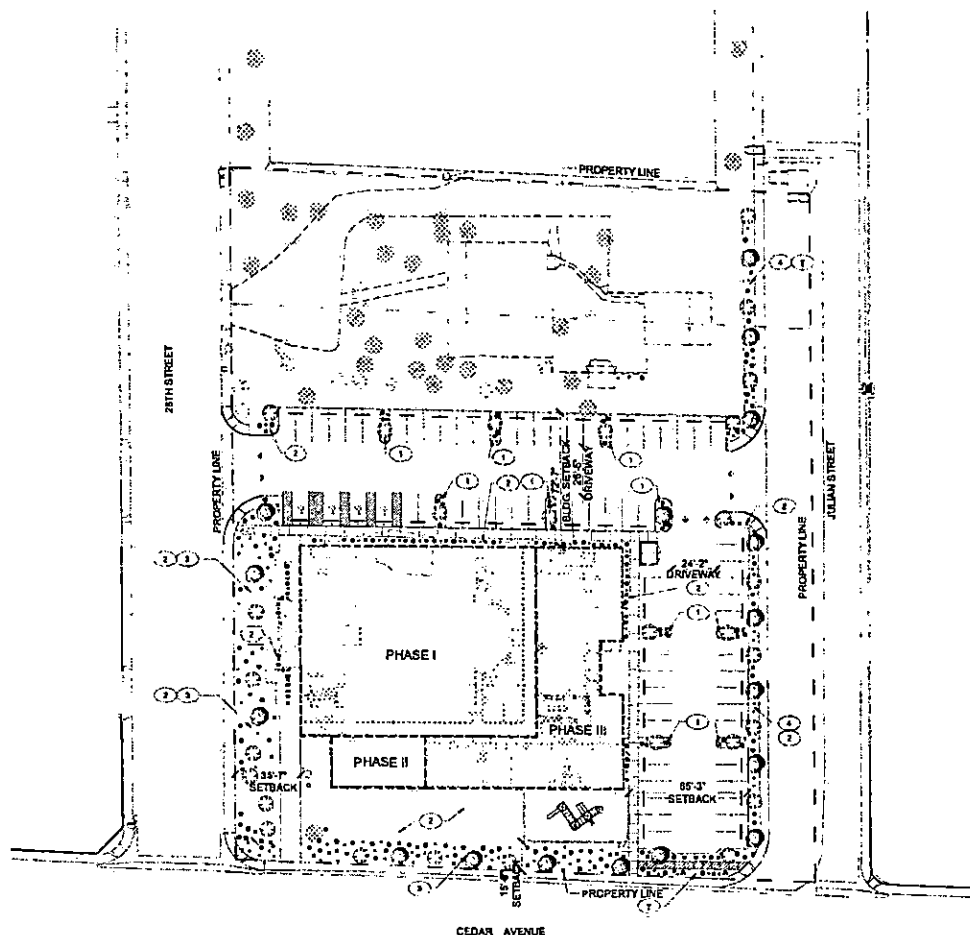
Signature of Property Owner: Benny Jaques

Print Name: Benny Jaques

Subscribed and sworn before me

This 5 day of March, 2007
Christina Arteaga
Notary Public in and for said County and State





PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZES
	PINUS / MONZELLA PINE	17	24" BOX
	PINUS LANCEA / AFRICAN BURSERIA	29	24" BOX
	EXISTING TREES TO REMAIN	N/A	N/A
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZES
	CASSIA / DESERT CASSIA	101	5 GALLON
	JUNIPERUS / SHRUB JUNIPERUS	112	5 GALLON
	ROSMARINUM / ROSEMARY	113	5 GALLON

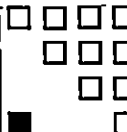
KEYNOTES

1. LANDSCAPE ISLAND, SEE ENLARGED PLAN AND GEN. NOTES
2. DECOMPOSED GRANITE
3. 15' MIN. LANDSCAPING BUFFER
4. BERM

GENERAL NOTES

- 1) LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY ACQUIRED TREE.
- 2) GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. NON-VIGOROUS TREES AND COVERS SHALL INCLUDE WITHIN 7' LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.
- 3) THE SPRINKLER SYSTEM DESIGN SHALL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE SUBGRADING CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 4) THIS SHOP DRAWING DESIGN WILL BE ON GRAPHIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY COMPLEXES BETWEEN THE SPRINKLER SYSTEM PLANTING AND ARCHITECTURAL FEATURES.
- 5) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
- 6) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADS, DRIVEWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.
- 7) ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE BACK WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
- 8) ALL SPRINKLER HEADS SHALL BE SET PARALLEL TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.
- 9) ALL UTILITY BOXES AND ABOVE GROUND UTILITY INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY SEVEN (27) FEET IN LENGTH INCLUDING PAD AND CONCRETE COLLAR SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHT-OF-WAY. NO FENCE, FENCE LINE, OR BARRIER TO THE UTILITY STRUCTURES SHALL PROVIDE ADEQUATE SEPARATION FROM THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BOXES SHALL BE PLACED SO THAT THE ACCESS DOOR OF AN UTILITY TO THE UTILITY IS COMMON AND ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCAPING.

ENLARGED LANDSCAPE ISLAND



REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



MGA
MGA, Inc.
1000 S. RAMPART BLVD., SUITE 100
LAS VEGAS, NV 89102
TEL: 702.735.1111
FAX: 702.735.1112
WWW.MGA-INC.COM

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

DATE	03/27/07
SCALE	AS INDICATED
DRAWN	MD
JOB NO.	2007-0637

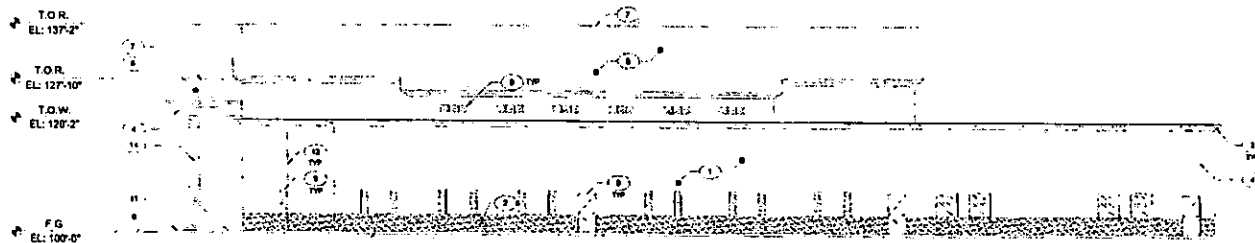
SHEET
LS1.01
OF 04/10/07

LANDSCAPE PLAN
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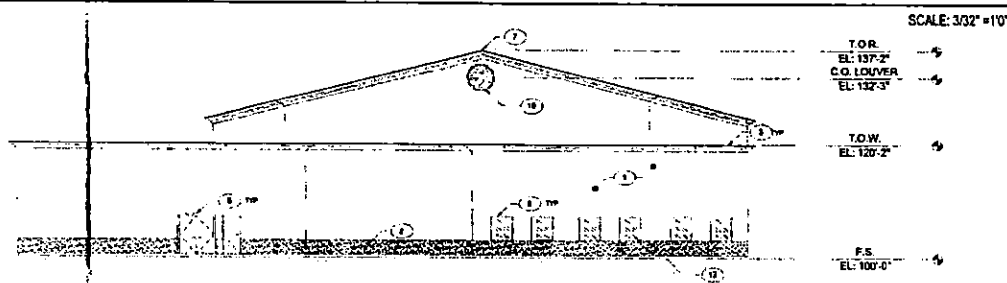
ZON-20813
SDR-20810
05/10/07 PC



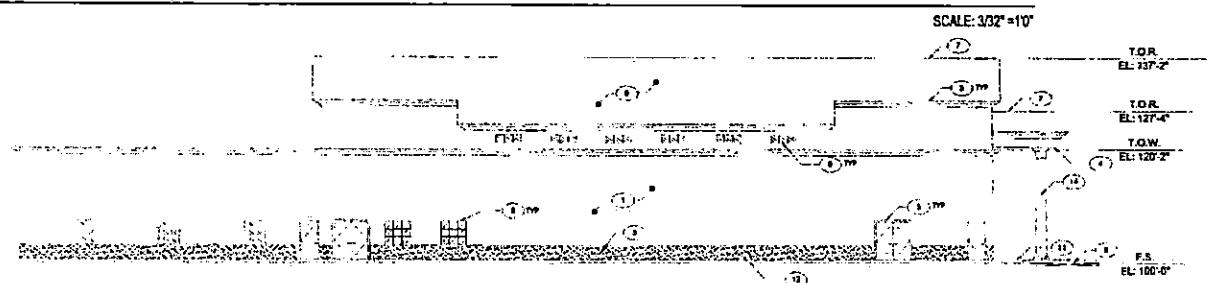
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MAR 27 2007



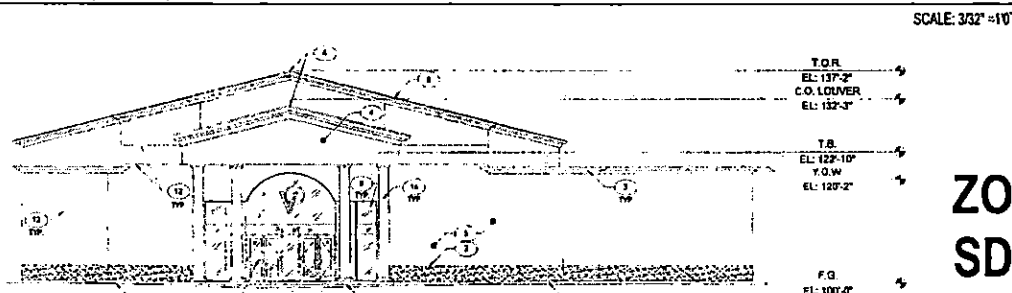
SOUTH ELEVATION (PHASE III)



EAST ELEVATION (PHASE III)



NORTH ELEVATION (PHASE III)



WEST ELEVATION (PHASE III)

ZON-20813
SDR-20810
05/10/07 PC

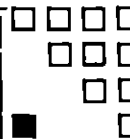
KEYNOTES

1. 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #600 BY SHERWIN WILLIAMS.
2. 2-4" HIGH CEMENT PLASTER BAND, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #600 BY SHERWIN WILLIAMS.
3. PRE-FORMED CORRUGATE TRIM (CH102) AS MANUF. BY FOAMTECH OR EQ. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6168 BY SHERWIN WILLIAMS.
4. 7/8" CEMENT PLASTER FINISH ON W/AS MESH OVER WATERPROOF MEMBRANE ON WOOD SHEATHING. FINISH SURFACE TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #600 BY SHERWIN WILLIAMS. COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS.
5. HOLLOW METAL DOOR AND FRAME, TO BE PAINTED WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #600 BY SHERWIN WILLIAMS.
6. MASONRY PLANTER.
7. CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER.
8. FLAT CONCRETE-TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #162566M BY MONER LIFETIME OR EQUAL.
9. ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES.
10. 4-0" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL, PROVIDE WOOD STUD BRACH'S WITH 5/8" DURO-ROCK AT EACH FACE, SEAL ALL AROUND.
11. CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1 IN 20 MAX SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS.
12. 7/8" B 7/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED.
13. WEEP SCREED.
14. 2-0" DIA. TAPERED COLUMN (CM705-T) MANUF. BY FOAMTECH OR EQUAL. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6168 BY SHERWIN WILLIAMS.
15. INDICATES WOOD STUD WALL IN VOID IN C.M.U. BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED.

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ABBREVIATIONS

1. T.O.R.	INDICATES TOP OF RIDGE
2. G.O. VENT	INDICATES CENTER LINE OF VENT
3. T.L.	INDICATES TRUSS BEARING
4. F.S.	INDICATES FINISH SLAB
5. T.O.W.N.	INDICATES TOP OF WINDOW
6. B.O. SOFF.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUD)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
8. F.S.	INDICATES TO FINISH GRADE, COORD. WITH CIVIL DRAWINGS



Victory Dry Outreach Church, Ltd.

REVISIONS BY



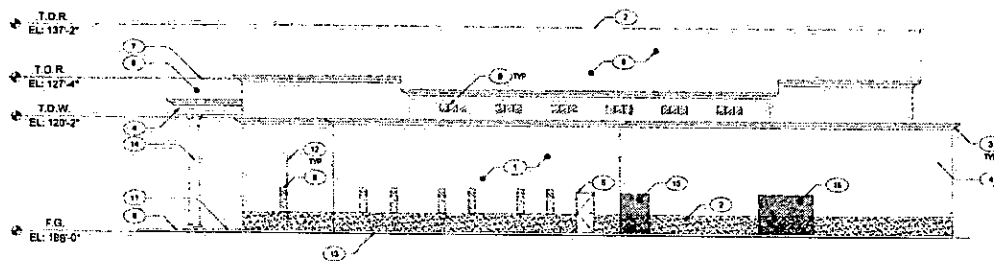
MGA
MGM Group Architects, Ltd.
1000 South Main Street, Suite 100
Las Vegas, NV 89101
Tel: 702.251.1000
Fax: 702.251.1001
www.mga.com

PROJECT: VICTORY DRY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

DATE: 03/27/07
SCALE: AS INDICATED
DRAWN: MG
JOB NO: 2003-0027

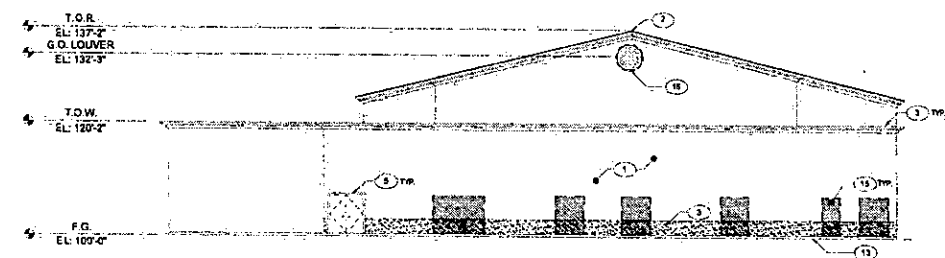
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OF 04

EXTERIOR ELEVATIONS (PHASE III)



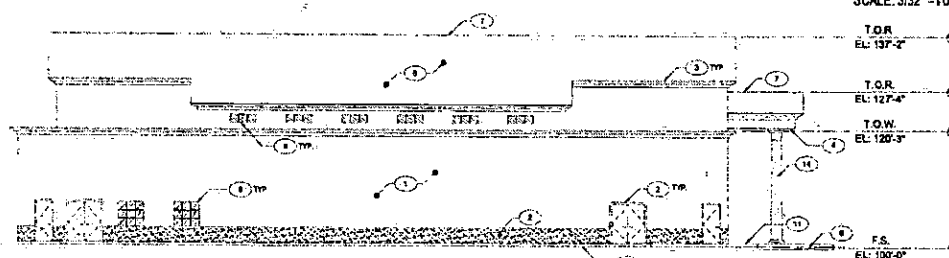
SOUTH ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



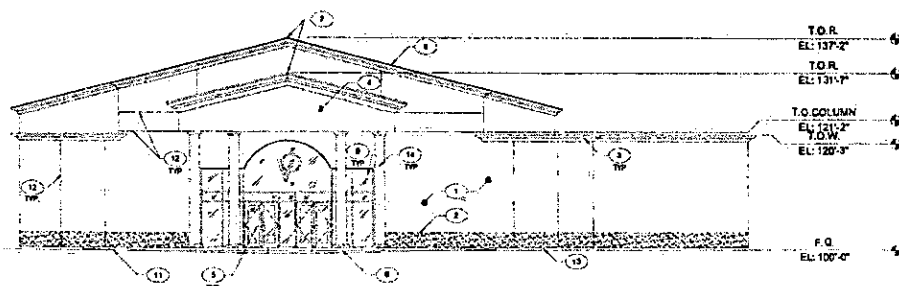
EAST ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



NORTH ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"



WEST ELEVATION (PHASE II)

SCALE: 3/32" = 1'-0"

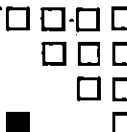
KEYNOTES

1. 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #603 BY SHERWIN WILLIAMS.
2. 3/4" HIGH CEMENT PLASTER BARS, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #603 BY SHERWIN WILLIAMS.
3. PRE-FORMED CORNICE TRIM (CM102) AS MANUF. BY FRAMTECH OR EQ. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6158 BY SHERWIN WILLIAMS.
4. 7/8" CEMENT PLASTER FINISH ON WIRE MESH OVER WATERPROOF MEMBRANE ON WOOD SHEATHING. FINISH SURFACE TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #603 BY SHERWIN WILLIAMS. COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS.
5. HOLLOW METAL DOOR AND FRAME, TO BE PAINTED WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #603 BY SHERWIN WILLIAMS.
6. MASONRY PLANTER.
7. CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER.
8. FLAT CONCRETE TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #FAC564M BY MOHNER LIFETILE OR EQUAL.
9. ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES.
10. 4'-0" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL. PROVIDE WOOD STUD BRACING WITH 5/8" DIUR-O-ROCK AT EACH FACE, SEAL ALL AROUND.
11. CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1" IN 20 MAX. SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS.
12. 7/8" X 1 1/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED.
13. WEEP SCREEK.
14. 2'-0" DIA. TAPERED COLUMN (CM705-T) MANUF. BY FOAMTECH OR EQUAL. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6158 BY SHERWIN WILLIAMS.
15. INDICATES WOOD STUD WALL IN VOIS IN C.M.U. BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED.

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MAR 27 2007

ABBREVIATIONS

1. T.O.R.	INDICATES TOP OF RIDGE
2. C.O. VENT	INDICATES CENTER LINE OF VENT
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4. F.S.	INDICATES FINISH SLAB
5. T.O.W.N.	INDICATES TOP OF WINDOW
6. B.O. SOFF.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUD)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
8. F.G.	INDICATES FINISH GRADE, COORD. W/ CIVIL DRAWINGS



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REVISIONS



MGA MGA Group Architects, Ltd.
2243
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

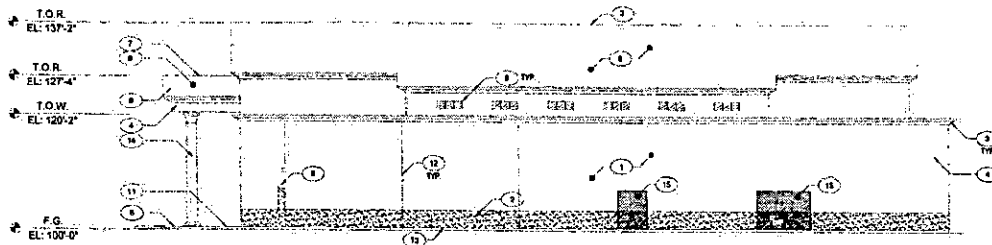
PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

DATE: 03/27/07
SCALE: AS INDICATED
DRAWN: MGS
JOB NO: 2002-0047

SHEET: A6.02

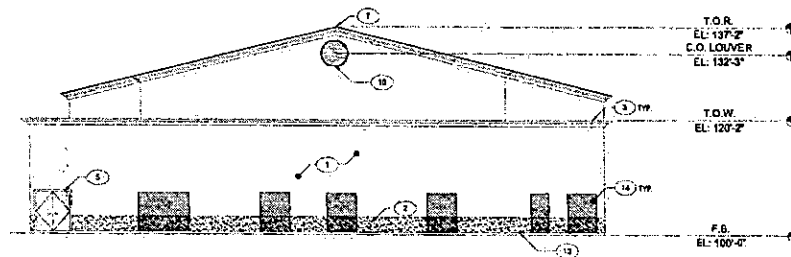
OF 34

ZON-20813
SDR-20810
05/10/07 PC



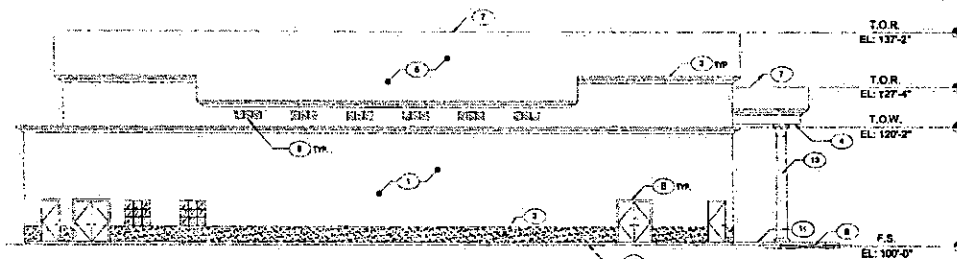
1 SOUTH ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



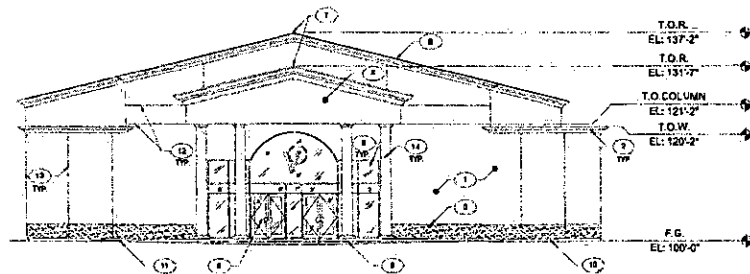
2 EAST ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION (PHASE I)

SCALE: 3/32" = 1'-0"

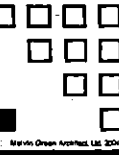
KEYNOTES

1. 1 COAT STUCCO SYSTEM OVER CMU WALL, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
2. 2" HIGH CEMENT PLASTER BAND, TEXTURE TO BE SELECTED BY OWNER, TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
3. PRE-FORMED CORNICE TRIM (CM102) AS MANUF. BY FOAMTECH OR EQ. TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6188 BY SHERWIN WILLIAMS.
4. 7/8" CEMENT PLASTER FINISH ON WIRE MESH OVER WATERPROOF MEMBRANE ON WOOD SHEATHING, FINISH SURFACE TO BE PAINTED WITH EXTERIOR GRADE MORROCAN BROWN #6000 BY SHERWIN WILLIAMS, COORD. WITH STRUCTURAL DRAWINGS FOR SHEATHING SIZE, FRAMING AND NAILING REQUIREMENTS.
5. HOLLOW METAL DOOR AND FRAME, TO BE PAINTED WITH EXTERIOR GRADE (GLOSS) MORROCAN BROWN #6000 BY SHERWIN WILLIAMS.
6. MASONRY PLANTER.
7. CONCRETE TILE RIDGE CAP PER ROOFING MANUFACTURER.
8. FLAT CONCRETE-TILE ROOFING SYSTEM, CALIFORNIA MISSION BLEND #1FAC56484 BY MONIER LIFE-TILE OR EQUAL.
9. ALUMINUM WINDOW COLOR TO MATCH DOOR FRAMES.
10. 4" DIA. ARCHITECTURAL LOUVER, NON-FUNCTIONAL. PROVIDE WOOD STUD BRACING WITH 5/8" DURO-ROCK AT EACH FACE, SEAL ALL AROUND.
11. CAST-IN PLACE CONCRETE RAMP WITH NON-SLIP FINISH (1 IN 20 MAX SLOPE) COORD. WITH SITE PLAN AND CIVIL DRAWINGS.
12. 7/8" X 7/8" METAL REVEAL (COLOR PER OWNER) AS INDICATED.
13. WEEP SCREE.
14. 2" DIA. TAPERED COLLAR (CM705-T) MANUF. BY FOAMTECH OR EQUAL, TO BE PAINTED WITH EXTERIOR GRADE MODERNE WHITE #6188 BY SHERWIN WILLIAMS.
15. INDICATES WOOD STUD WALL VOID IN CMU, BEYOND 1 COAT STUCCO SYSTEM, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED.

RECEIVED
MAR 27 2007

ABBREVIATIONS

1. T.O.R.	INDICATES 30P OF RIDGE
2. C.O. VENT	INDICATES CENTER LINE OF VENT
3. T.B.	INDICATES TRUSS BEARING
4. F.S.	INDICATES FINISH SLAB
5. D.O. WIN.	INDICATES TOP OF WINDOW
6. B.S. SOFF.	INDICATES BOTTOM OF SOFFIT (FINISH FACE OF STUD)
7. T.O.W.	INDICATES TOP OF WALL (FINISH FACE OF PLATE)
	INDICATES TO FINISH GRADE, COORD. W/ CIVIL DRAWINGS



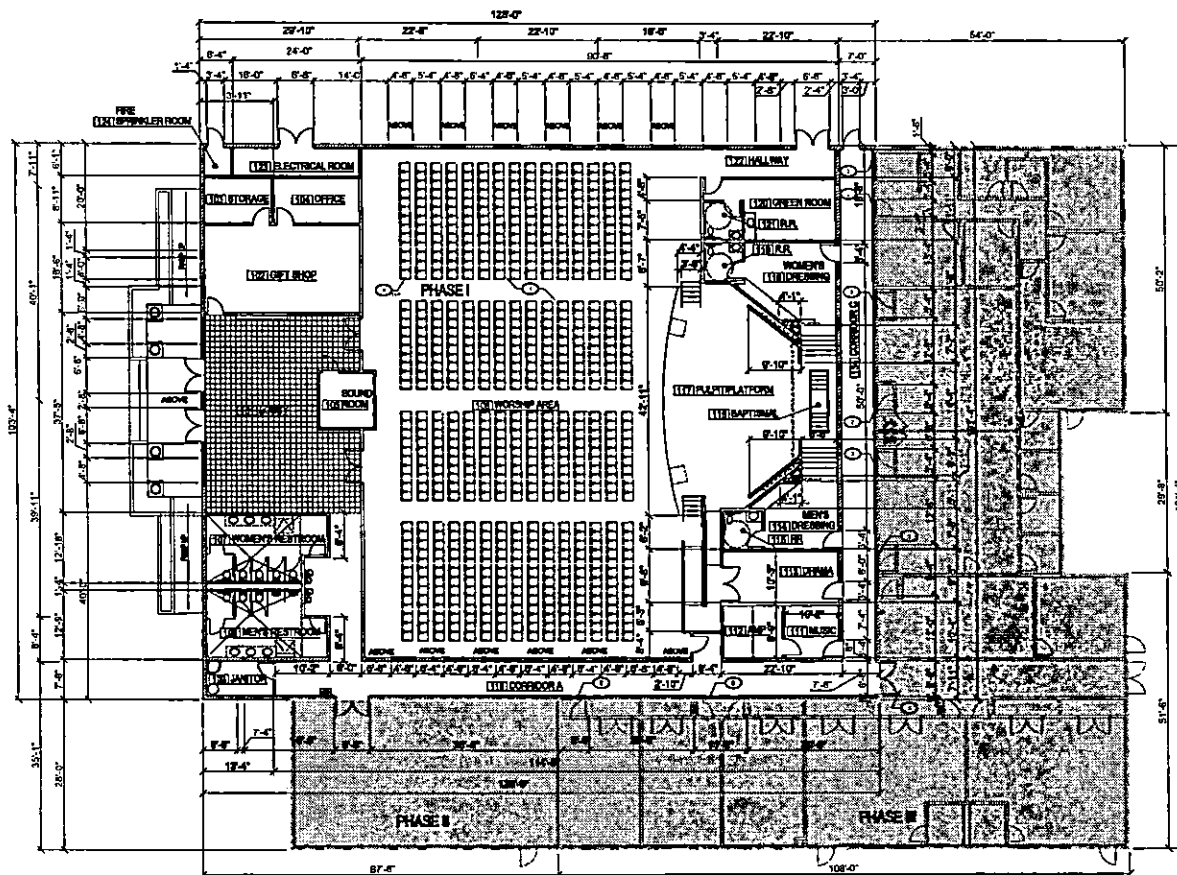
MGA Markin Green Architects, LLC
 2000 W. Sunset Boulevard, Suite 200, Las Vegas, NV 89102 • (702) 333-0000
 ARCHITECTS REGISTERED IN THE STATE OF NEVADA
 LICENSE NO. 248
 PROJECT NO. 2003-0057

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
 28TH STREET @ CEDAR AVE.
 LAS VEGAS, NEVADA
 SHEET TITLE: EXTERIOR ELEVATIONS (PHASE I)

DATE: 03.27.07
 SCALE: AS INDICATED
 DRAWN: MC
 JOB NO.: 2003-0057

SHEET: A6.01

ZON-20813
 SDR-20810
 05/10/07 PC



WALL TYPES

ALL EXTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 8" C.M.U. GROUTED SOLID. PROVIDE 2" Z PURLING CHANNELS @24" O.C. WITH RIGID INSULATION IN ALL GABLES AND 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE ONLY. EXTEND TO BOTTOM OF STRUCTURE. (COORDINATE WITH STRUCTURAL DRAWINGS)

ALL INTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 2" X 6" WOOD STUDS @16" O.C. (COORDINATE WITH STRUCTURAL DRAWINGS) PROVIDE 5/8" TYPE "X" GYP. BD. ON EACH FACE OF WALL. PROVIDE 5/8" CEMENTITIOUS BACKER BD. AT ALL TILE LOCATIONS AND 5/8" WATER RESISTANT GYP. BD. ABOVE TILE ON THE INTERIOR FACE OF ALL WET AREAS.

GENERAL NOTES

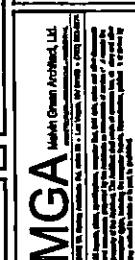
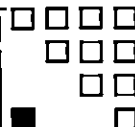
1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL CABINET REQUIREMENTS. ALL CABINETS TO BE FIELD VERIFIED, BEFORE EXERCISE.
2. ALL DIMENSIONS ARE FROM GRID TO GRID, FACE OF STUD TO FACE OF STUD, AND CENTERLINE OF OPENING TO CENTERLINE OF OPENING, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DOUBLE DOORS TO BE CENTERED IN STORAGE SPACE AS INDICATED.
4. ALL INTERIOR SINGLE DOORS TO BE SET PER DETAIL 13/A2.20.
5. ALL FURNITURE INDICATED FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH OWNER FOR CORRECT LOCATION.
6. WOMEN'S AND MEN'S RESTROOM TO HAVE RECESSED GLASS.
7. SEE DETAIL 2/A9.01 FOR TYPICAL DOOR OCCUPANCY SIGN LOCATION.

LEGEND

- INDICATES PHASE II AND III (N.I.C.)
- INDICATES FIRE PARTITION (IBC SEC. 708, EXCEPTIONS) CONSTRUCTION - 1 HR 2 X 4 WALL PER U.L. DESIGN NO. U337

KEYNOTES

- ① SITTING CAPACITY - 688 OCCUPANTS
- ② INDICATES WOOD STUD WALL IN VOID IN C.M.U. WALL TO BE REMOVED WHEN PHASE II IS CONSTRUCTED
- ③ TEMPORARY LANDING, TO BE REMOVED WHEN PHASE II IS CONSTRUCTED
- ④ REMOVABLE HEATING



VICTORY OUTREACH CHURCH - PHASE I
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

FLOOR PLAN (PHASE I)

RECEIVED

APR 24 2007

SDR-20810
REVISED
05/10/07 PC



SCALE: 1/8" = 1'-0"

DATE: 05/27/07
BY: AS INDICATED
CHECKED: MS
JOB NO.: 208-007

PROJECT

20810

20810

20810

20810

20810

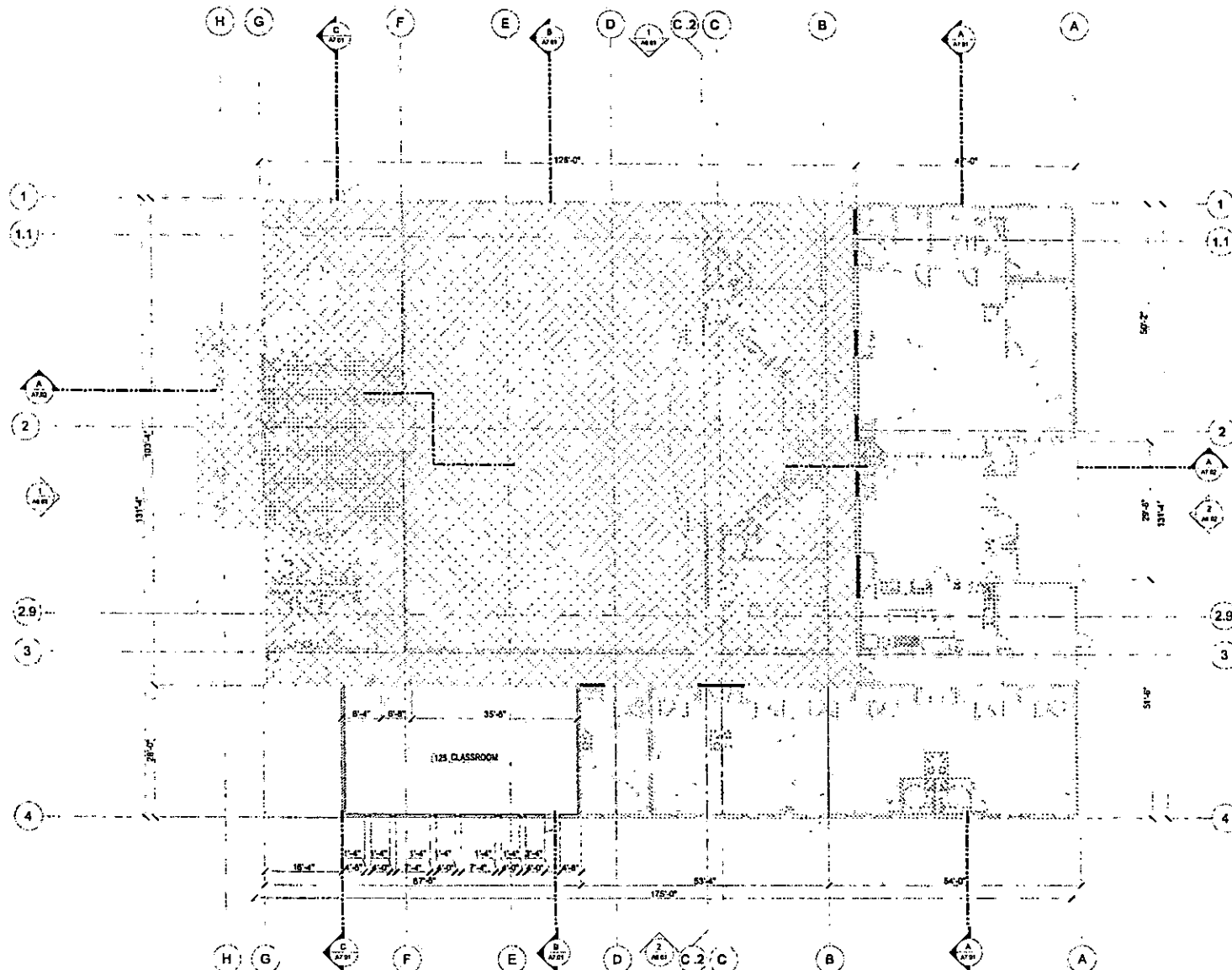
20810

20810

20810

20810

20810



FLOOR PLAN (PHASE II)

ZON-20813
SDR-20810
05/10/07 PC

SCALE 3/32"=1'-0"



WALL TYPES

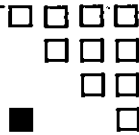
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GENERAL NOTES

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6. WOMEN'S AND MEN'S RESTROOM TO HAVE RECESSED SLABS.
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LEGEND

- INDICATES PHASE I (N.I.C.)
- INDICATES PHASE II (N.I.C.)



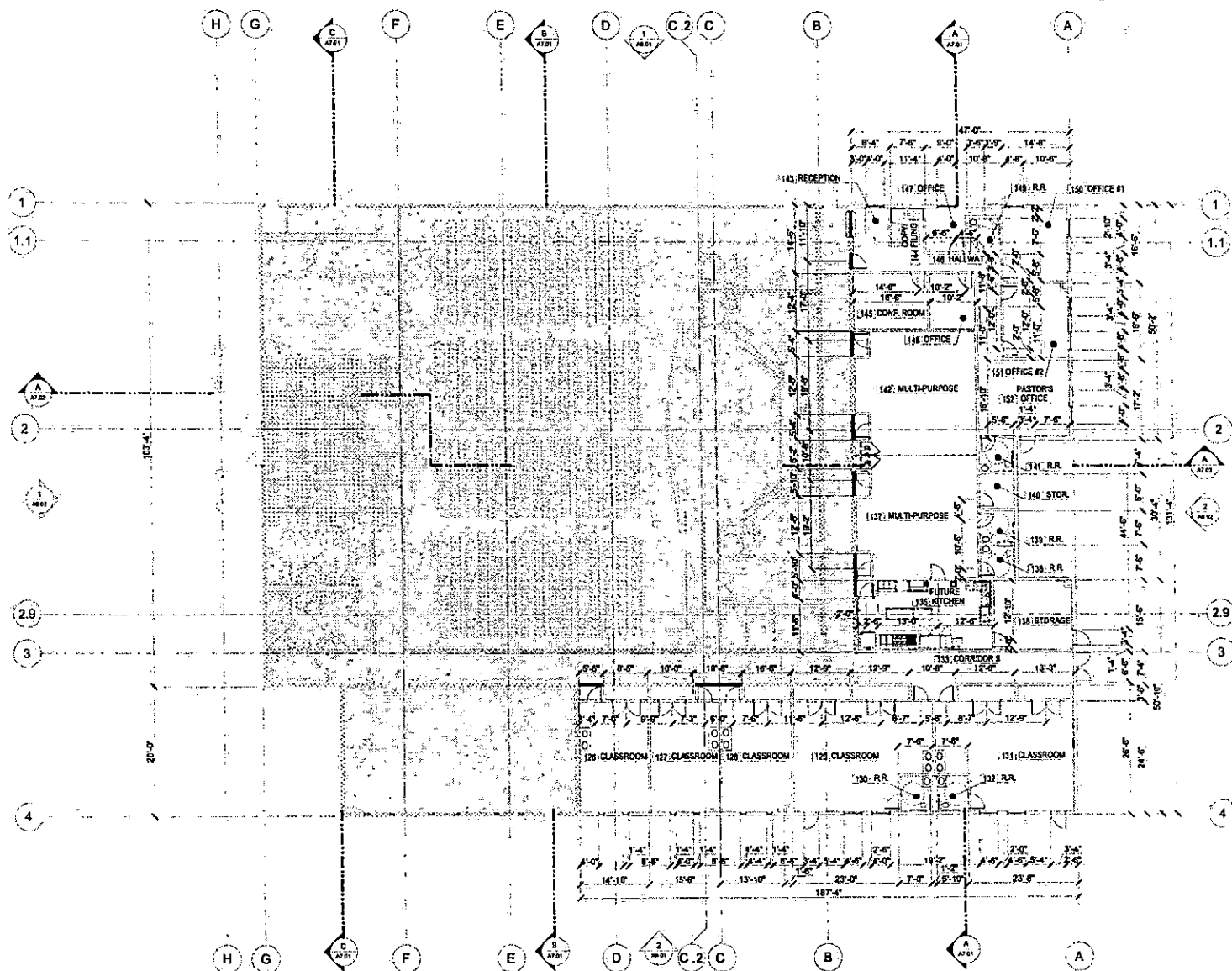
MELVIN D. GREEN
ARCHITECT
STATE OF NEVADA
MARCH 11, 2007

MGA Melvin Green Architects, L.L.C.
1700 S. RAMPART BLVD., SUITE 200, LAS VEGAS, NV 89102
TEL: 702.735.1234 FAX: 702.735.1235
WWW.MELVINGREENARCHITECTS.COM

PROJECT: VICTORY OUTREACH CHURCH - PHASE I
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

SHEET TITLE: FLOOR PLAN (PHASE II)
DATE: 03.27.07
SCALE: AS INDICATED
DRAWN: MD
JOB NO: 2002-0017
SHEET: A1.02
OF: 01/11

RECEIVED
MAR 27 2007



WALL TYPES

ALL EXTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 8" C.M.U. GROUDED SOLID. PROVIDE 2" FURRING CHANNELS @ 24" O.C. WITH RIGID INSULATION IN ALL CAVITIES AND 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE ONLY. EXTEND TO BOTTOM OF STRUCTURE. (COORDINATE WITH STRUCTURAL DRAWINGS)

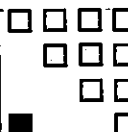
ALL INTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS: 2" X 4" WOOD STUDS @ 16" O.C. (COORDINATE WITH STRUCTURAL DRAWINGS). PROVIDE 5/8" TYPE "X" GYP. BD. ON EACH FACE OF WALL. PROVIDE 5/8" CEMENTITIOUS BACKER. BD. AT ALL TILE LOCATIONS AND 5/8" WATER RESISTANT GYP. BD. ABOVE TILE ON THE INTERIOR FACE OF ALL WET AREAS.

GENERAL NOTES

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6. WOMEN'S AND MEN'S RESTROOM TO HAVE RECESSED SLABS.
7. SEE DETAIL 2/A5.01 FOR TYPICAL DOOR OCCUPANCY SIGN LOCATION.

LEGEND

INDICATES PHASE I AND PHASE II (N.C.)



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REVISIONS
BY
DATE



MGA Marvin Green Architect, Ltd.
1000 S. RAMPART BLVD., SUITE 200, LAS VEGAS, NV 89102 (702) 363-0001
FAX: (702) 363-0002
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VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA
SHEET TITLE FLOOR PLAN (PHASE III)

DEC 17 2007
MAR 27 2007

FLOOR PLAN (PHASE III)

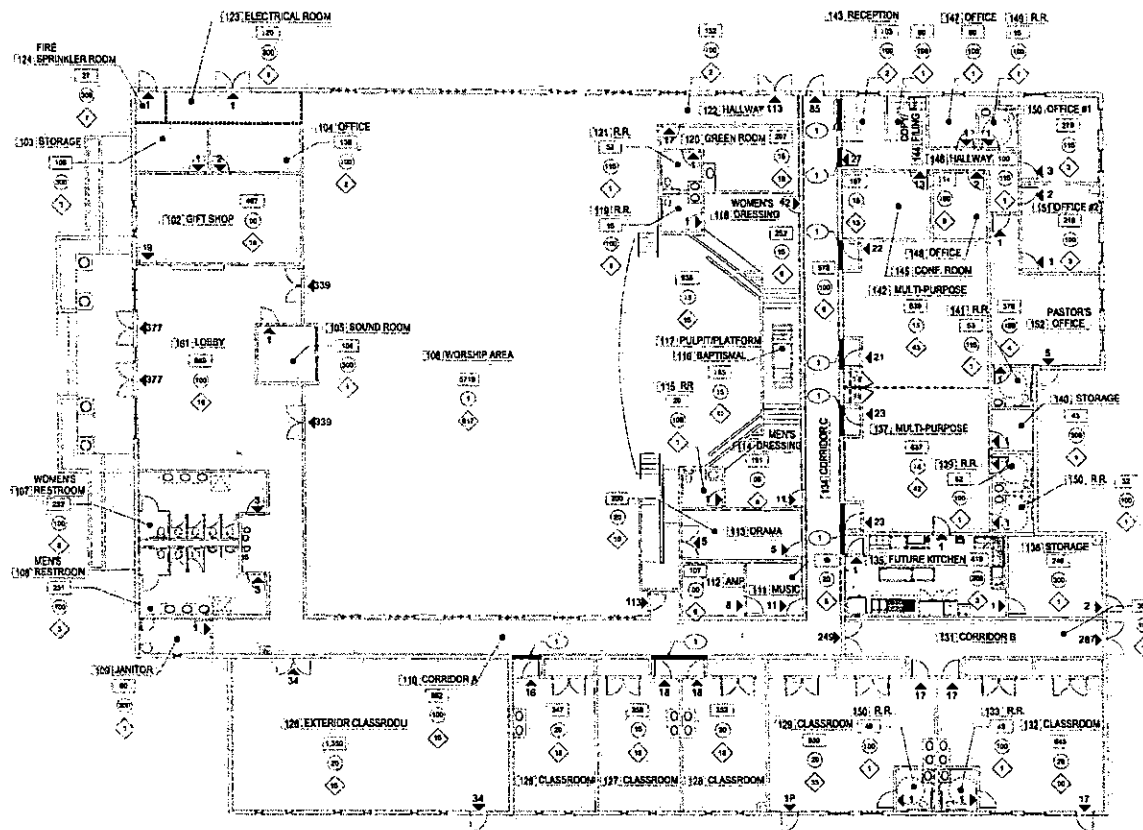
ZON-20813
SDR-20810
05/10/07 PC

SCALE: 3/32" = 1'-0"



DATE 03-27-07
SCALE AS INDICATED
DRAWN MGD
JOB NO. 2007-0017

SHEET
A1.03
OF SHEETS



KEYNOTES

1 INDICATES WOOD STUD WALL IN VOID IN C.M.U. WALL TO BE REMOVED WHEN PHASE II IS CONSTRUCTED.

LEGEND

- NET AREA
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS
- EXITING QUANTITY
- TOTAL OCCUPANCY 1,316 FOR EXISTING PURPOSES ONLY
- FE: INDICATES FIRE EXTINGUISHER LOCATION

OCCUPANT LOAD SCHEDULE

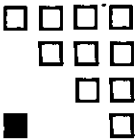
RM #	ROOM NAME	AREA	OCC. FACTOR	# OF OCC.
101	LOBBY	889	180	10
102	GIFT SHOP	487	30	16
106	STORAGE	188	300	1
106	OFFICE	134	180	2
106	SOUND ROOM	104	300	3
108	WORSHIP AREA	5719	7	817
107	WOMEN'S RESTROOM	252	100	3
108	MEN'S RESTROOM	251	100	3
109	JANITOR	88	385	1
110	CORRIDOR A	962	100	18
111	MUSIC	75	20	5
112	AUD.	107	23	6
113	ORAMA	200	25	18
114	MEN'S DRESSING	197	50	4
115	R.R.	52	198	1
116	BAPTISMAL	105	15	11
117	PULPIT PLATFORM	935	15	63
118	WOMEN'S DRESSING	252	50	8
119	R.R.	50	100	1
120	GREEN ROOM	227	15	16
121	R.R.	52	188	1
122	HALLWAY	132	100	2
123	ELECTRICAL ROOM	123	300	1
124	FIRE SPRINKLER ROOM	21	300	1
125	CLASSROOM	1750	28	68
126	CLASSROOM	347	20	18
127	CLASSROOM	335	28	18
128	CLASSROOM	352	20	18
129	CLASSROOM	650	20	33
130	R.R.	49	100	1
131	CLASSROOM	350	100	1
132	CLASSROOM	981	20	33
133	R.R.	48	100	1
134	CORRIDOR C	572	100	6
135	FUTURE KITCHEN	416	200	1
136	STORAGE	246	300	1
137	MULTI-PURPOSE	637	15	42
138	R.R.	52	100	1
139	R.R.	52	100	1
140	STORAGE	55	300	1
141	R.R.	53	180	1
142	MULTI-PURPOSE	639	15	43
143	RECEPTION	103	100	2
144	COPY/PLANS	94	100	1
145	CONF. ROOM	15	15	13
146	HALLWAY	180	100	1
147	OFFICE	53	180	1
148	OFFICE	114	180	2
149	R.R.	49	300	1
150	OFFICE #1	216	100	3
151	OFFICE #2	218	100	3
152	PASTOR'S OFFICE	919	180	1
TOTAL OCCUPANTS				1,316

NUMBER OF EXITS REQUIRED (14) 253.2
NUMBER OF EXITS PROVIDED (13) 576

OVERALL EGRESS PLAN

ZON-20813
SDR-20810
05/10/07 PC

SCALE: 3/32"=1'-0"

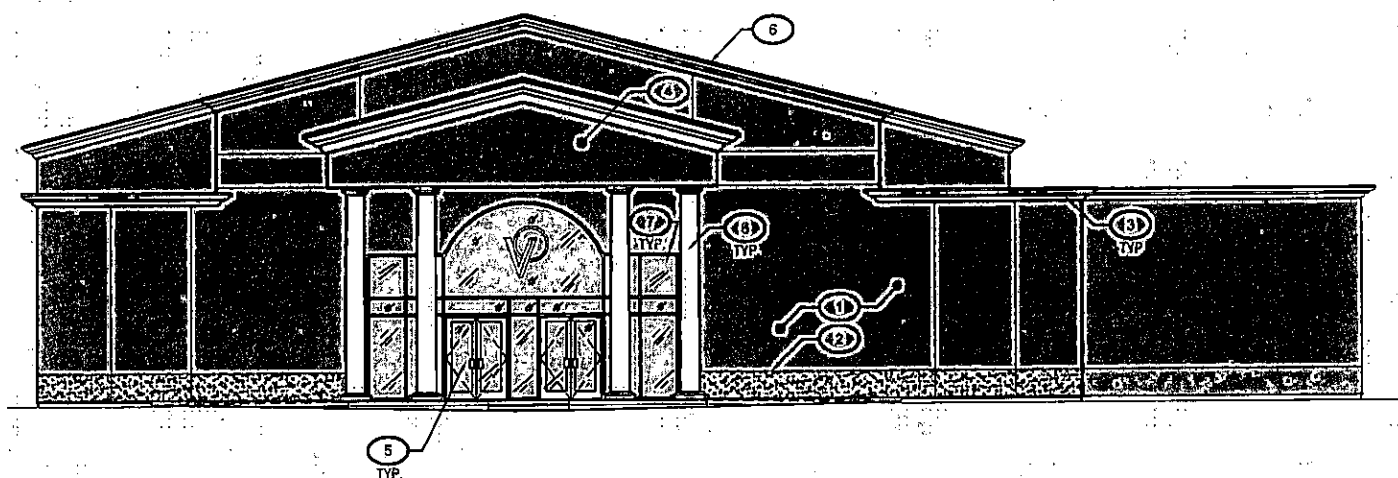


MGA
Melvin Green Architect, Ltd.
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

PROJECT: VICTORY OUTREACH CHURCH - PHASE 1
28TH STREET @ CEDAR AVE.
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL EGRESS PLAN

DATE: 03/27/07
SCALE: AS INDICATED
DRAWN: MGS
JOB NO: 0002-0007
SHEET: AE1.01
OF SHEETS



Victory Outreach Church
Zoning Application
Color and Materials Sheet

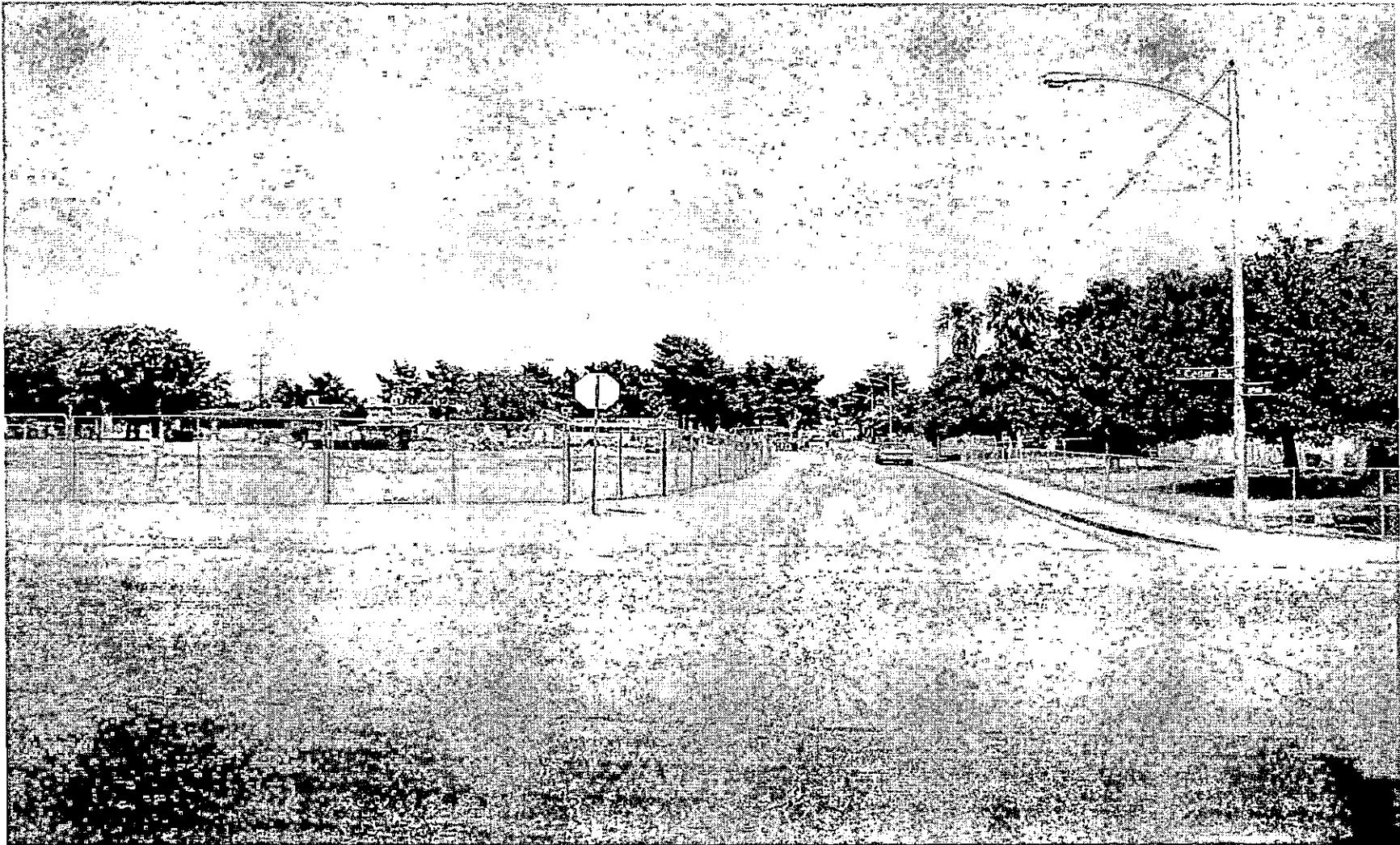
Keynote	Material	Finish	Color	Manufacturer	Sample
1	1 Coat Stucco	Exterior Grade Paint	Morrocari Brown SW6060	Sherwin Williams	
2	2'-8" High Cement Plaster Band	Exterior Grade Paint	Morrocari Brown SW6060	Sherwin Williams	
3	Pre-formed Cornice Trim	Exterior Grade Paint	Moderne White SW6168	Sherwin Williams	
4	7/8" Cement Plaster	Exterior Grade Paint	Morrocari Brown SW6060	Sherwin Williams	
5	Hollow Metal Door & Frame	Exterior Grade Paint	Morrocari Brown SW6060	Sherwin Williams	
6	Flat Concrete Roof Tile	By Mfr.	California Mission Blend #1FACS6464	MONIER LIFETILE	
7	Aluminum Window Frame	Exterior Grade Paint	Morrocari Brown SW6060	Sherwin Williams	
8	2'-0" dia. Tapered Column	Exterior Grade Paint	Moderne White SW6168	Sherwin Williams	

RECEIVED
MAR 27 2007

ZON-20813
SDR-20810
05/10/07 PC

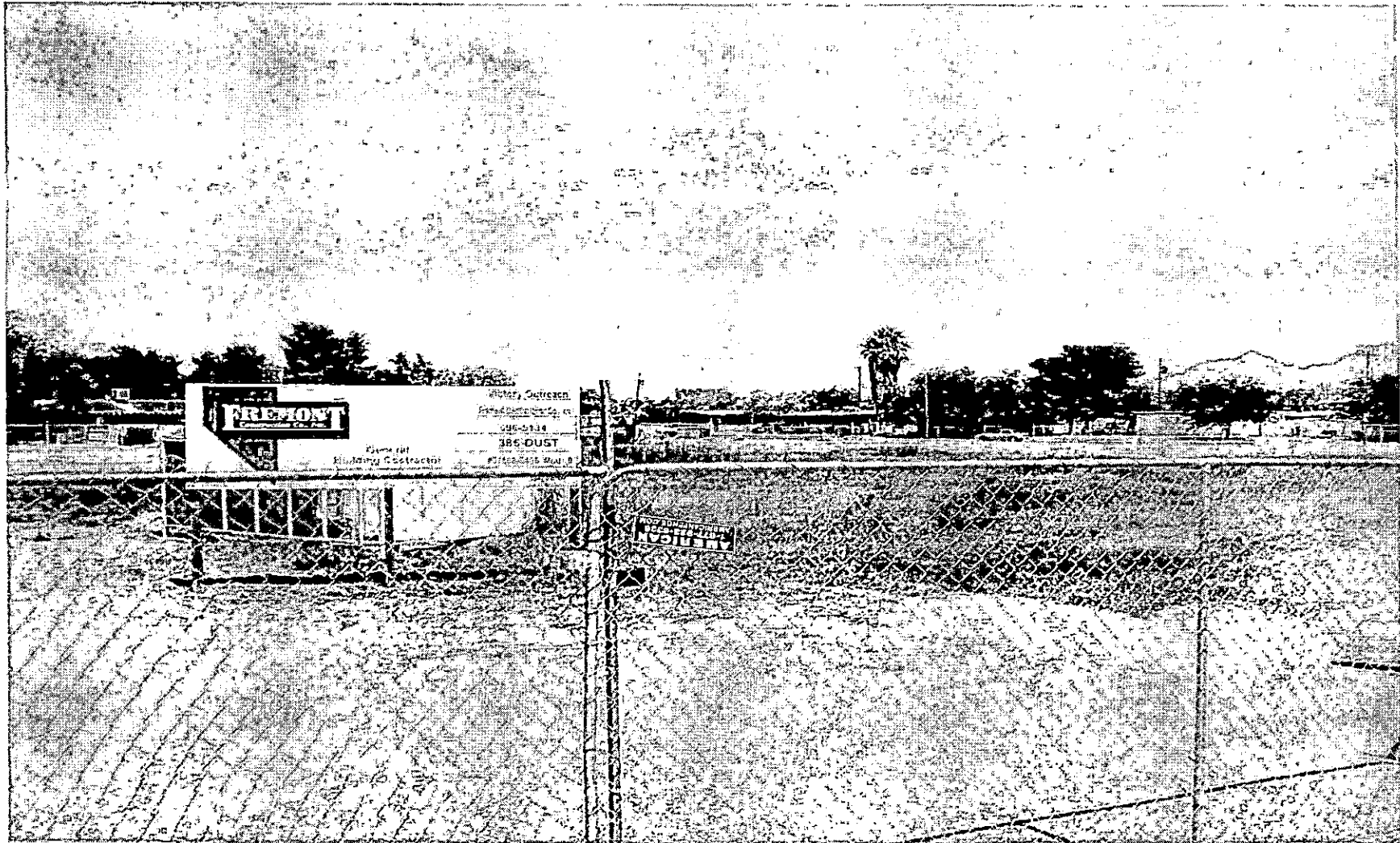
Melvin Green Architect, Ltd.

SDR 20810				
Victory Outreach-Las Vegas				
500 N. 28th Street				
Proposed 22,531 thousand square foot church.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	22,531	9.11	205
AM Peak Hour			0.72	16
PM Peak Hour <i>(heaviest 60 minutes)</i>			0.66	15
Existing traffic on all nearby streets: counts not available for Julian				
Cedar Avenue				
Average Daily Traffic (ADT)	1,094			
PM Peak Hour <i>(heaviest 60 minutes)</i>	88			
28th Street				
Average Daily Traffic (ADT)	2,192			
PM Peak Hour <i>(heaviest 60 minutes)</i>	175			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Cedar Avenue	16200			
28th Street	16200			
This project will add approximately 205 trips per day on Cedar, Julian and 28th. This will increase expected volumes by about nineteen percent on Cedar and nine percent on 28th. Cedar is at about 7 percent of capacity and 28th is at about 14 percent of capacity. Counts are not available for Julian, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 15 additional cars into the area; which works out to about one every four minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



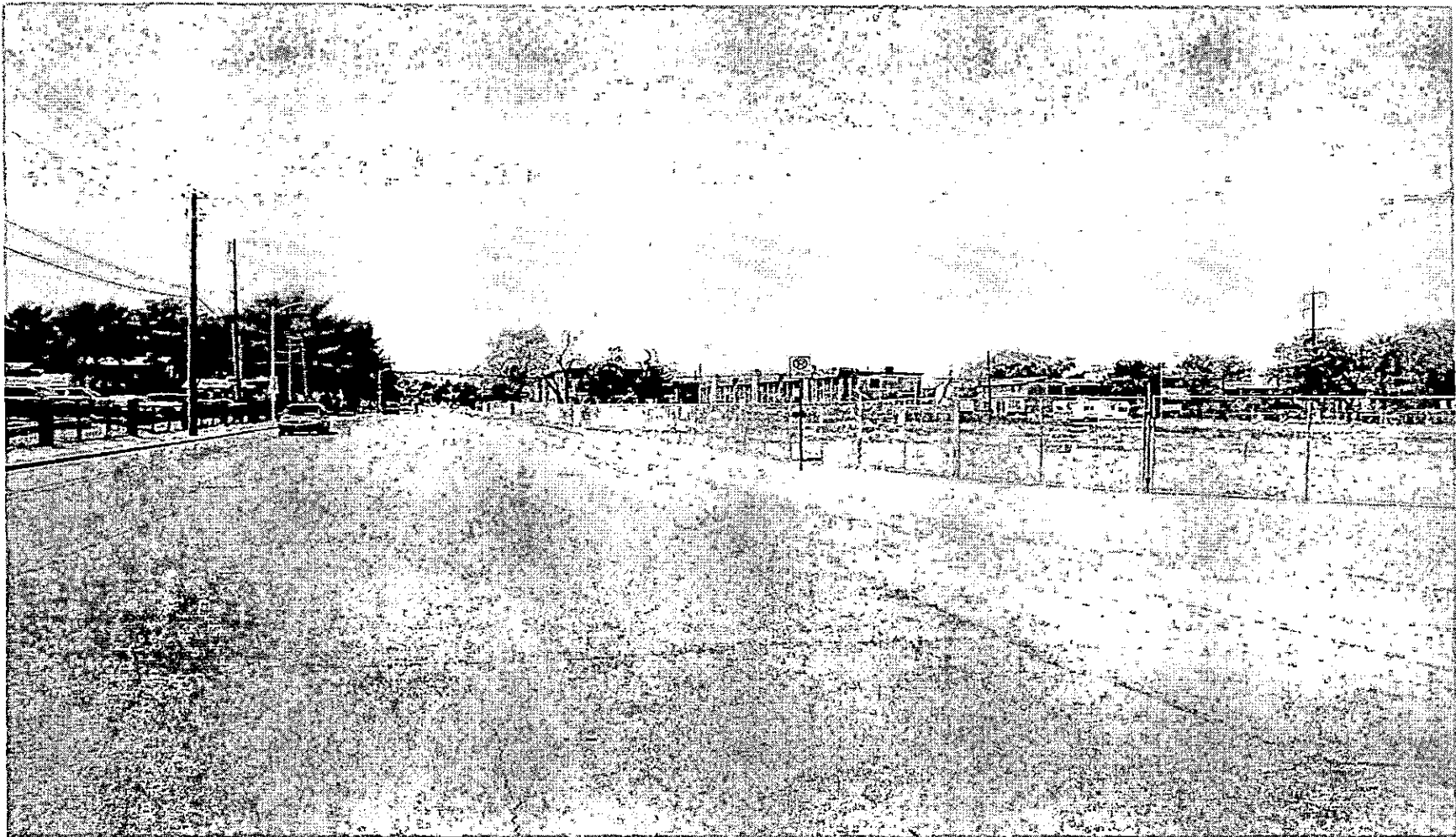
ZON-20813 AND SDR-20810 - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS
500 NORTH 28TH STREET
MAY 10, 2007 PLANNING COMMISSION

04/25/07



ZON-20813 AND SDR-20810 - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS
500 NORTH 28TH STREET
MAY 10, 2007 PLANNING COMMISSION

04/25/07



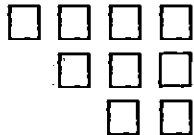
ZON-20813 AND SDR-20810 - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS
500 NORTH 28TH STREET
MAY 10, 2007 PLANNING COMMISSION

04/25/07



ZON-20813 AND SDR-20810 - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS
500 NORTH 28TH STREET
MAY 10, 2007 PLANNING COMMISSION

04/25/07



☐ MELVIN GREEN ARCHITECT, LIMITED

February 21, 2007

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

ATTN: Planning Department

RE: Zone Change and Design Review
Victory Outreach Church
139-36-110-034
139-36-110-035

To Whom It May Concern:

Victory Outreach Las Vegas is pleased to submit this justification letter in support of our request for Zone Change and Design Review. The previous cases ZON-1919 and SDR-1921 expired. The square footage increased by 2,231 square feet and the structural system change from wood framing to CMU exterior wall with stucco.

The proposed project consists of a single-storey, 22,531 sq. ft. church with accessory day care and outside play area; classrooms and support offices for the Pastor and staff; fully described in the architectural exhibits that are part of this Special Use Application.

The proposed Victory Outreach Church will be compatible with the surrounding areas. The main building entrance will be located adjacent to 28th Street. Landscaping will compliment the building exterior façade to soften the single-storey building.

We respectfully request approval from the City of Las Vegas of our Zone Change and Design Review Application request.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.

Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.

ZON-20813
SDR-20810
05/10/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-20487 - VARIANCE - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC - OWNER: NEAR AND FAR LLC - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5-FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Seven Signatures with Approval from Neighborhood Meeting
6. One Signature with Restrictions from Neighborhood Meeting
7. Submitted after final agenda – Two letters of support by Kumiko Toyoda and Bradford Roberts and an abeyance request by The Island Development, LLC for Items 37-42

MOTION:

GOYNES – STRIKE Item 25; TABLE Items 16 and 43-44; HOLD IN ABEYANCE Items 28 and 47-48 to 5/24/2007; Items 17-21 and 37-42 to 6/14/2007 – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated the applicant for Items 37-42 requested that they be held in abeyance to 6/14/2007.

PEGGY POUND, 6324 Shady Valley Court, appeared on behalf of the owner for Items 37-42 and asked that the items be heard on 5/24/2007 as her client was working to address staff's

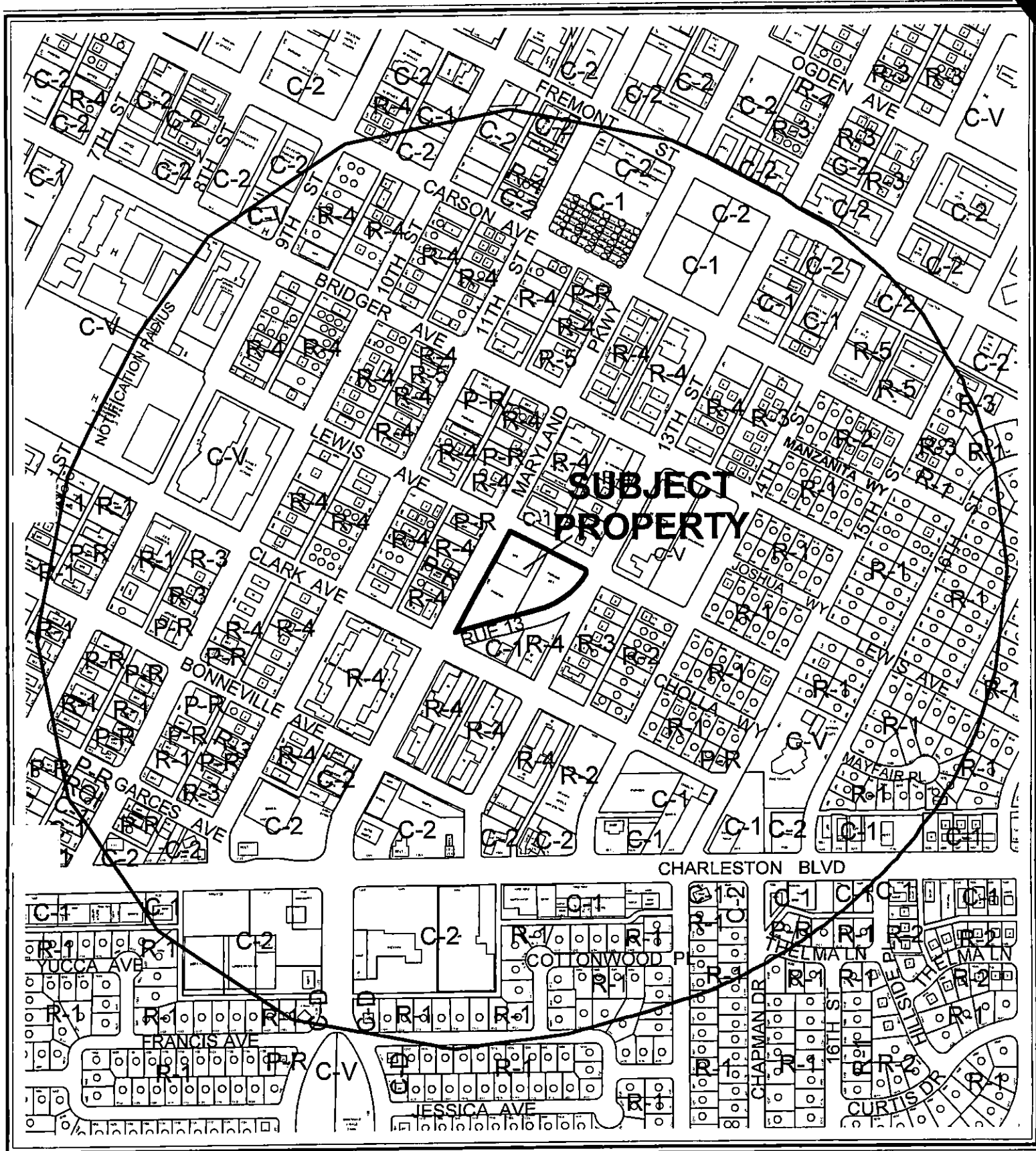
PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 37 – VAR-20487

MINUTES – Continued:

concerns. CHAIRMAN DAVENPORT that explained staff had requested the items be held for a month, rather than two weeks, since revised plans had not yet been submitted and staff needed adequate time to evaluate any changes. DUSTY BUCKLE, Island Development Team, 8330 West Sahara, Suite 110, listed other departments with whom the applicant had recent meetings and CHAIRMAN DAVENPORT noted the applicant still needed to meet with Planning staff.

(6:02 – 6:09)

1-54



CASE: **VAR-20487**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 600 Feet





CASE: **VAR-20487**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20487 - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-21263), (VAR-20488), Special Use Permits (SUP-20486), (SUP-20740) and Site Development Plan Review (SDR-20484) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20487 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed Variance (VAR-20487) to allow a 15-foot setback where a 250-foot setback is required adjacent to a collector street for a mixed-use 50-story high rise within the Redevelopment Overlay District but outside of the Downtown Centennial Plan Overlay area.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
06/01/2005	City Council approved a Special Use Permit to allow an Indoor Swap Meet at the location.
Related Building Permits/Business Licenses	
Month/date/year	Description
Pre-Application Meeting	
Month/date/year	Description
02/23/07	The applicant was informed of the Variances and Special Use Permits required for the project to move forward. FAA requirements were also discussed. The applicant was advised of schools and churches in the area.
Neighborhood Meeting	
Month/date/year	N/A
Field Check	
04/09/07	A large vacant one-story structure sits on the northwest corner of the lot with a parking lot on the south and east sides of the building. The proposed project is located on an "island" created by Maryland Parkway, 13 th Street and Lewis Avenue.

Details of Application Request	
Site Area	
Gross Acres	127,159 square feet
Net Acres	80,048 square feet

VAR-20487 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	Mixed Use	C-1 (Service Commercial)
North	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
South	Apartments/retail	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
East	Apartments	Mixed Use	R-3 (Multi-Residential) R-4 (Multi-Residential)
West	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan		X	Y
Iron Mountain Ranch		X	Y
Grand Canyon Village		X	Y
Grand Teton Village		X	Y
John S. Park Historic Neighborhood		X	Y
Las Vegas Enterprise Park		X	Y
Las Vegas Medical District		X	Y
Las Vegas Spectrum		X	Y
Lone Mountain		X	Y
Lone Mountain West		X	Y
PD (Planned Development) District		X	Y
Redevelopment Plan Area	X		Y
Summerlin		X	Y
Technology Center		X	Y
T-D Traditional Development District		X	Y
T-C Town Center District		X	Y
West Las Vegas Plan		X	Y

VAR-20487 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V (Civic) District		X	Y
P-C (Planned Community) District		X	Y
R-PD (Residential Planned Development) District		X	Y
PD (Planned Development) District		X	Y
Downtown Overlay District		X	Y
G-O (Gaming Enterprise Overlay) District		X	Y
A-O (Airport Overlay) District		X	Y
H (Historic Designation)		X	Y
Downtown Casino Overlay District		X	Y
T-C (Town Center) District		X	Y
Downtown Entertainment Overlay District		X	Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District		X	Y
T-D (Traditional Development) District		X	Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Per Title 19.08.050(C)(6) mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. In addition, a mixed-use development shall be subject to all of the following requirements:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100'	305'	Y
Min. Setbacks			
• Front	20'	20'	Y
• Side	8'	15'	Y
• Corner	15'	15'	Y
• Rear	8'	N/A	N/A
Min. Distance Between Buildings			N/A
Max. Lot Coverage	50%	60.57%	N *
Max. Building Height	N/A	N/A	N/A

VAR-20487 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Trash Enclosure	Yes	Yes	Y
Mech. Equipment Screened	Yes	Yes	Y
Commercial & Residential Component	Yes	Yes	Y
Commercial uses are facing public right of way	Yes	Yes	Y
Residential use are above the ground level	Yes	Yes	Y

* Special Use Permit (SUP-20486) for a mixed-use project is a companion case.

Per Title 19.08.060(B) a waiver of the 3:1 proximity slope is allowed for any mixed-use development that contains a significant residential element.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	No/w waiver	No	Yes, if waiver is approved
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	Yes	Yes	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	2 Trees	10	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	48 Trees	123	Y
TOTAL				Y
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Studio & One bedroom units	457 Units	1.25 per unit + 1 per 6 units	647	N/A	648		
2 bedroom units	32 Units	1.75 per unit + 1 per 6 units	61	N/A	61		

VAR-20487 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

3 bedroom units	8 Units	2 per unit + 1 per 6 units	17	N/A	16		
Handicapped Units	10 Units			10		10	
Sub Total	497 Units		725	10	725	10	
Office	64,800 SF	1 per 300 SF	216	7	216		
Retail	6,500 SF	1 per 250 SF	26	2	26		
Grocery	22,500 SF	1 per 250 SF	90	5	90		
Restaurant Seating	2,000 SF	1 per 50 SF	40	2	40		
Restaurant Other	3,600 SF	1 per 200 SF	18	1	18		
Other					6		
Handicapped						10	
SubTotal	99,400 SF		390	17	396	10	Yes
TOTAL (including handicap)			1,115	27	1,121	18	Yes
Loading Spaces			10		2		No

This project exceeds the minimum parking space requirements by 6 spaces. However, it does not meet the Title 19.10.010, 10 required loading dock spaces. It is short by 8 dock spaces. A companion variance (VAR-21263) case for this shortfall has been filed.

ANALYSIS

The requested variance from the required setback adjacent to a collector street is due solely to the design of the building. A smaller building could easily be designed to meet this site without the need for a variance. Staff finds this variance request to be without merit and recommends denial.

VAR-20487 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required setback from adjacent collector streets. Alternative building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-20487 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 469 [Mailed with VAR-20488, VAR-21263, SUP-20486, SUP-20740 and SDR-20484]

APPROVALS 7

PROTESTS 0



March 13, 2007

To: City of Las Vegas

From: The Island Development, LLC

RE: ENTITLEMENTS FOR "THE ISLAND" PROJECT
401 S. MARYLAND PKY.

Good Beautiful Day and Welcome to "The Island" Las Vegas;

The Island Development LLC is the developer of a 50-story high rise featuring mixed use of 497 residential units, offices, and retail space including 22,500 square feet intended for a grocery store. This development, known as "The Island," will make a significant contribution to downtown redevelopment with a combination of elegant design, pedestrian friendly, retail space, office space, and nightlife. "The Island" will help ensure that downtown Las Vegas becomes a new mecca for residents, workers, and visitors.

"THE ISLAND" SITE was formerly occupied by a Standard Paint store. The site itself is 2.919 acres or 127,159 SF.

Total lot coverage will be 60.57%. A variance is requested to increase the coverage from 50.57% by 10.57% in order to provide the full range of planned amenities.

The area in which "The Island" is located features a mixture of small offices converted from single-family residences, duplexes and multi-family complexes. Most of these buildings date from the 1940's through the 1960's. 52.4% of the properties within a two mile radius of "The Island" are non-owner occupied.

There is little retail available. There are no attractions which would entice visitors to the area or office workers to linger after hours. Currently, this area constitutes a high unemployment designated status between 10.2% - 11%. The national unemployment status is 4%. We will create jobs in this depressed area.

The Island is walking distance to the Federal building at Lewis and Las Vegas Blvd, 3/10 of a mile and six blocks from East Fremont St., entertainment district.

www.theislandlasvegas.com

VAR-20487
04/26/07 PC

Page 1 of 2

RESIDENTIAL UNITS. "The Island" features 497 residential units with 637,400 gross residential square feet. Net livable SF is 542,500 for an 85% efficiency ratio. Residential units are mixed as follows:

202 studios @ 495 SF
127 one bedrooms @ 990 SF
128 one bedroom + den @1050 SF
24 two bedroom + den @1580 SF
8 two bedroom penthouse units @ 2200 SF
8 three bedroom penthouse units @ 2300 SF (available for 2 story loft penthouses)

AMENITIES FOR RESIDENTS include laundry and dry cleaning service, fitness center, business center, media room (all on level 10) with a lounge/bar, emergency room, Concierge, lobby, seating area for gatherings with flat screen HDTV's and valet service 24/7. Every unit will have 5' X 9' storage area on their level of parking.

A jogging path of 450' (the perimeter of the top of the building) will also be available for the residents to jog in the clouds.

Residents can enjoy a covered walking path on the 44th floor.

OFFICE SPACE will occupy 52,300 square foot on floors 11 and 12 and an additional 12,500 square feet on the 44th floor. The offices will all be class "A" and the 44th floor of offices will have floor to ceiling windows with a walking path outside the offices encircling the building so the residents may walk in inclement weather under the cover of the building.

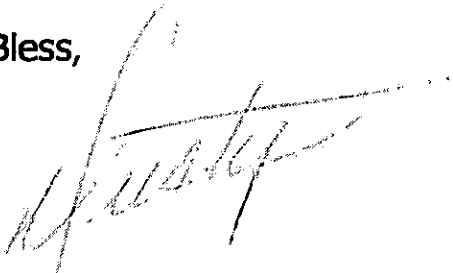
RETAIL SPACE will occupy 29,000 SF. A grocery store is anticipated to occupy 22,500 SF.

The roof, on level 50, features a 5,600 square foot public, Sky restaurant together with a pool featuring deck service. The restaurant will target residents and visitors. Parking will include 1117 spaces. Two subterranean parking levels will be provided for the retail component. Residential and office parking will be provided in the above ground structure.

The total construction is 1,224,200 SF with a Net of land 80,048 SF which equals F.A.R. of 15.29. Our building height is 544', with 170.3 units per gross acre; units per NET acre is 270.4.

We accept that the City of Las Vegas can see our vision, to change the image of this neighborhood and align it with the vision of the Mayor and the City of Las Vegas into a true, Live/Work community. We have been inspired by listening to it's leaders, through-out the past few years.

God Bless,



Doniela "Dusty" Buckel
Managing Partner

VAR-20487
04/26/07 PC

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASE# 20488, 20486, 20487, 20484

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

Spl
INITIALS

We are interested in seeing this site developed, but with the following considerations:

We feel this would be an excellent project for our area.

Signed:

Shirley J. Leavitt

SHIRLEY J. LEAVITT

PRINT NAME

1521 Franklin LV NV 89104

ADDRESS

PRINT NAME

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-0-07

A

The Island Las Vegas

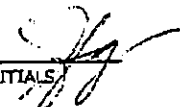
April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASE# 20488, 20486, 20487, 20484

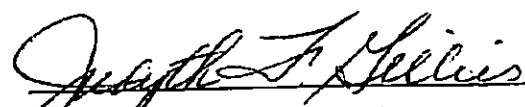
Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

INITIALS 

We are interested in seeing this site developed, but with the following considerations:

Signed:


JUDITH F. GILLIES
PRINT NAME

PRINT NAME

1800 BRACKEN AVE
ADDRESS

89104
ZIP

424 So. 13th STREET.

89101

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

lyj
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Norma Jakubowski
NORMA JAKUBOWSKI
PRINT NAME

PRINT NAME

2828 VIA FLORENTINE
HERN
ADDRESS

89074
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed. CB

INITIALS

We are interested in seeing this site developed, but with the following considerations:

Purchasing the building at 325 S. Maryland.

Signed:

Lanie Cox

LANIE COX

PRINT NAME

FOR O'REILLY LAW GROUP, LLC

PRINT NAME

325 S. MARYLAND PKWY

ADDRESS

89101

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

DB
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Joel D Kirkwood
PRINT NAME

PRINT NAME

7475 W Sahara Ave
ADDRESS

89117
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

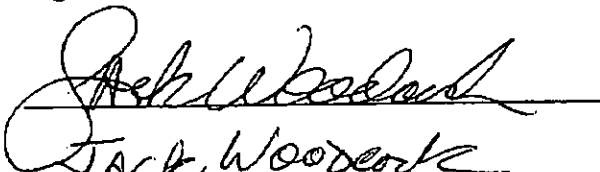
Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:



Jack Woodcock
PRINT NAME

PRINT NAME

7475 W. Sahara Ave
ADDRESS

89117
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/~~We~~, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

H.F.
INITIALS

We are Interested in seeing this site developed, but with the following considerations:

I hope you get the project off the ground
without to many un-necessary oppositions
and problems. I welcome this wonderful
project and hope for the best.

Signed:

Hildegard Furness HFS TRUST
Hildegard FURNESS
PRINT NAME PRINT NAME

1716 So. 17th Street
ADDRESS

89104
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 33, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed. _____

INITIALS

We are interested in seeing this site developed, but with the following considerations:

20 stories + 60% parking reduction.

Signed:

Ernesto Sarino
PRINT NAME

PRINT NAME

418 S. Maryland Pky
ADDRESS
CO, NV.

89601
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASE #'S 20484, 20486, 20487, 20488, 20740
21263

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

KT
INITIALS

We are interested in seeing this site developed, ~~but with the following considerations:~~

I am very interested in the development at this site.

As a real estate business owner and professional, I believe

this is a magnificent project! I give my highest
recommendation.

Signed:

Kumiko Toyoda

KUMIKO TOYODA

PRINT NAME

PRINT NAME

2300 W. Sahara Ave Suite 800

ADDRESS

89102

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

(702) 673 5618

702-812-1209 dustybuckel@aol.com

Submitted after final agenda

Date 5/10/07 Item # 37-42

ITEM # 37-42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASES #5: 20484, 20486, 20487, 20488, 20740,

21263

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

BR

INITIALS

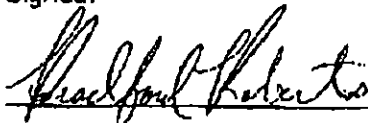
We are interested in seeing this site developed, ~~but with the following considerations:~~

I support the development of The Island Las Vegas

in every aspect. I believe in this project and

would like to show my highest recommendation!

Signed:



Bradford Roberts

PRINT NAME

PRINT NAME

2300 W. Sahara Ave. Suite 800

ADDRESS

89102

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37-42

CASE # See Above

PC MTG 5-10-07

A

Fax-MissionDate: 5-9-07Pages (inc. cover) 1To ANDY REED, SR. PLANNER

40 GINA

Fax 474-7599RE "HOLD" THE ISLAND TO GO TO PLANNING Phone 229-6145
COMMISSIONERS

From



Dusty Buckel

CW 702-812-1209*Good Beautiful Day Andy;*

I am the contact person for The Island project at 401 S. Maryland Pky., of which we are scheduled to be in front of the Planning Commission Thursday May 10th.

This is our request to please put our Case's on HOLD till the May 24th Planning Commission meeting.

Our Case numbers are:

VAR-20487, 20488, 21263**SUP-20486, 20740****SDR-20484**

We appreciate your cooperation on this request.

Call me with any questions: 702-812-1209

God Bless,



Doniela Dusty Buckel
The Island Development, LLC

Submitted after final agenda

Date 5/10/07 Item37-42Items 37-42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-20488 - VARIANCE RELATED TO VAR-20487 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC
- Request for a Variance TO ALLOW A LOT COVERAGE OF 60.57 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Seven Signatures with Approval from Neighborhood Meeting
6. One Signature with Restrictions from Neighborhood Meeting

MOTION:

GOYNES – STRIKE Item 25; TABLE Items 16 and 43-44; HOLD IN ABEYANCE Items 28 and 47-48 to 5/24/2007; Items 17-21 and 37-42 to 6/14/2007 – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated the applicant for Items 37-42 requested that they be held in abeyance to 6/14/2007.

PEGGY POUND, 6324 Shady Valley Court, appeared on behalf of the owner for Items 37-42 and asked that the items be heard on 5/24/2007 as her client was working to address staff's

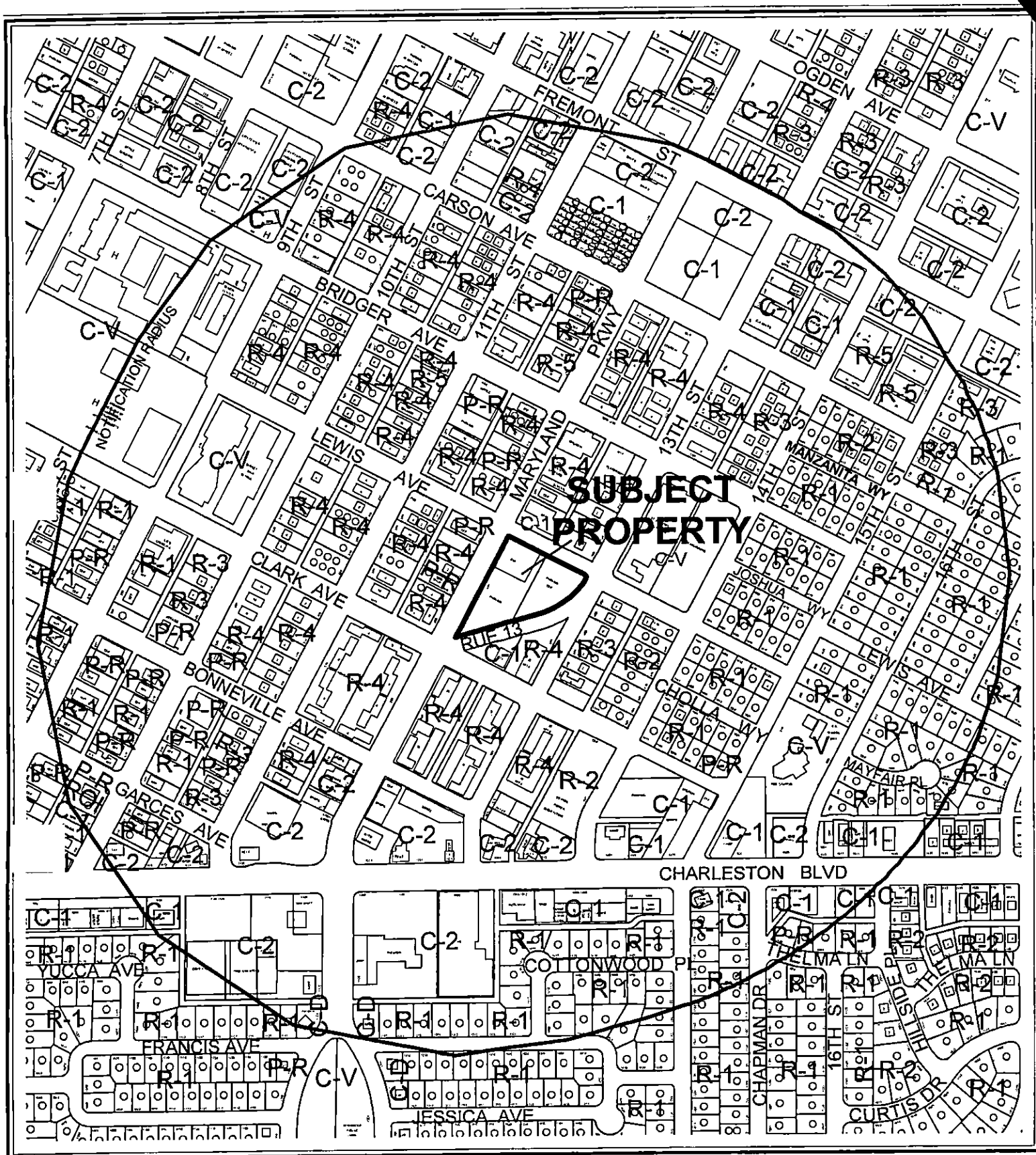
PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 38 – VAR-20488

MINUTES – Continued:

concerns. CHAIRMAN DAVENPORT explained that staff had requested the items be held for a month, rather than two weeks, since revised plans had not yet been submitted and staff needed adequate time to evaluate any changes. DUSTY BUCKLE, Island Development Team, 8330 West Sahara, Suite 110, listed other departments with whom the applicant had recent meetings and CHAIRMAN DAVENPORT noted the applicant still needed to meet with Planning staff.

(6:02 – 6:09)

1-54



CASE: **VAR-20488**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 600 Feet





CASE: **VAR-20488**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20488 - APPLICANT: THE ISLAND DEVELOPMENT, LLC OWNER: NEAR AND FAR, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-21263), (VAR-20487), Special Use Permits (SUP-20486), (SUP-20740) and Site Development Plan Review (SDR-20484) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20488 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed Variance (VAR-20488) to allow for 60.57% lot coverage where 50% lot coverage is the maximum permitted for a mixed-use 50-story high rise within the Redevelopment Overlay District but outside of the Downtown Centennial Plan Overlay area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
06/01/2005	City Council approved a Special Use Permit to allow an Indoor Swap Meet at the location.
<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
<i>Pre-Application Meeting</i>	
Month/date/year	Description
02/23/07	The applicant was informed of the Variances and Special Use Permits required for the project to move forward. FAA requirements were also discussed. The applicant was advised of schools and churches in the area.
<i>Neighborhood Meeting</i>	
Month/date/year	N/A
<i>Field Check</i>	
04/09/07	A large vacant one-story structure sits on the northwest corner of the lot with a parking lot on the south and east sides of the building. The proposed project is located on an "island" created by Maryland Parkway, 13 th Street and Lewis Avenue.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	127,159 square feet
Net Acres	80,048 square feet

VAR-20488 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	Mixed Use	C-1 (Service Commercial)
North	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
South	Apartments/retail	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
East	Apartments	Mixed Use	R-3 (Multi-Residential) R-4 (Multi-Residential)
West	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan		X	Y
Iron Mountain Ranch		X	Y
Grand Canyon Village		X	Y
Grand Teton Village		X	Y
John S. Park Historic Neighborhood		X	Y
Las Vegas Enterprise Park		X	Y
Las Vegas Medical District		X	Y
Las Vegas Spectrum		X	Y
Lone Mountain		X	Y
Lone Mountain West		X	Y
PD (Planned Development) District		X	Y
Redevelopment Plan Area	X		Y
Summerlin		X	Y
Technology Center		X	Y
T-D Traditional Development District		X	Y
T-C Town Center District		X	Y
West Las Vegas Plan		X	Y

VAR-20488 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V (Civic) District		X	Y
P-C (Planned Community) District		X	Y
R-PD (Residential Planned Development) District		X	Y
PD (Planned Development) District		X	Y
Downtown Overlay District		X	Y
G-O (Gaming Enterprise Overlay) District		X	Y
A-O (Airport Overlay) District		X	Y
H (Historic Designation)		X	Y
Downtown Casino Overlay District		X	Y
T-C (Town Center) District		X	Y
Downtown Entertainment Overlay District		X	Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District		X	Y
T-D (Traditional Development) District		X	Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Per Title 19.08.050(C)(6) mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. In addition, a mixed-use development shall be subject to all of the following requirements:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100'	305'	Y
Min. Setbacks			
• Front	20'	20'	Y
• Side	8'	15'	Y
• Corner	15'	15'	Y
• Rear	8'	N/A	N/A
Min. Distance Between Buildings			N/A
Max. Lot Coverage	50%	60.57%	N *
Max. Building Height	N/A	N/A	N/A

VAR-20488 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Trash Enclosure	Yes	Yes	Y
Mech. Equipment Screened	Yes	Yes	Y
Commercial & Residential Component	Yes	Yes	Y
Commercial uses are facing public right of way	Yes	Yes	Y
Residential use are above the ground level	Yes	Yes	Y

* Special Use Permit (SUP-20486) for a mixed-use project is a companion case.

Per Title 19.08.060(B) a waiver of the 3:1 proximity slope is allowed for any mixed-use development that contains a significant residential element.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	No/w waiver	No	Yes, if waiver is approved
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	Yes	Yes	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	2 Trees	10	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	48 Trees	123	Y
TOTAL				Y
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

Pursuant to Title 19.10, 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	
Studio & One bedroom units	457 Units	1.25 per unit + 1 per 6 units	647	N/A	648		
2 bedroom units	32 Units	1.75 per unit + 1 per 6 units	61	N/A	61		

VAR-20488 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

3 bedroom units	8 Units	2 per unit + 1 per 6 units	17	N/A	16		
Handicapped Units	10 Units			10		10	
Sub Total	497 Units		725	10	725	10	
Office	64,800 SF	1 per 300 SF	216	7	216		
Retail	6,500 SF	1 per 250 SF	26	2	26		
Grocery	22,500 SF	1 per 250 SF	90	5	90		
Restaurant Seating	2,000 SF	1 per 50 SF	40	2	40		
Restaurant Other	3,600 SF	1 per 200 SF	18	1	18		
Other					6		
Handicapped						10	
SubTotal	99,400 SF		390	17	396	10	Yes
TOTAL (including handicap)			1,115	27	1,121	18	Yes
Loading Spaces			10		2		No

This project exceeds the minimum parking space requirements by 6 spaces. However, it does not meet the Title 19.10.010, 10 required loading dock spaces. It is short by 8 dock spaces. A companion variance (VAR-21263) case for this shortfall has been filed.

ANALYSIS

The requested variance from the 50% maximum lot cover is due solely to the design of the building. A smaller building could easily be designed to meet this site without the need for a variance. Staff finds this variance request to be without merit and recommends denial.

VAR-20488 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a building that exceeds the 50% lot coverage allowed by code. Alternative building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-20488 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 469 [Mailed with VAR-20487, VAR-21263, SUP-20486, SUP-20740 and SDR-20484]

APPROVALS 7

PROTESTS 0

March 13, 2007

To: City of Las Vegas

From: The Island Development, LLC

RE: ENTITLEMENTS FOR "THE ISLAND" PROJECT
401 S. MARYLAND PKY.

Good Beautiful Day and Welcome to "The Island" Las Vegas;

The Island Development LLC is the developer of a 50-story high rise featuring mixed use of 497 residential units, offices, and retail space including 22,500 square feet intended for a grocery store. This development, known as "The Island," will make a significant contribution to downtown redevelopment with a combination of elegant design, pedestrian friendly, retail space, office space, and nightlife. "The Island" will help ensure that downtown Las Vegas becomes a new mecca for residents, workers, and visitors.

"THE ISLAND" SITE was formerly occupied by a Standard Paint store. The site itself is 2.919 acres or 127,159 SF.

Total lot coverage will be 60.57%. A variance is requested to increase the coverage from 50.57% by 10.57% in order to provide the full range of planned amenities.

The area in which "The Island" is located features a mixture of small offices converted from single-family residences, duplexes and multi-family complexes. Most of these buildings date from the 1940's through the 1960's. 52.4% of the properties within a two mile radius of "The Island" are non-owner occupied.

There is little retail available. There are no attractions which would entice visitors to the area or office workers to linger after hours. Currently, this area constitutes a high unemployment designated status between 10.2% - 11%. The national unemployment status is 4%. We will create jobs in this depressed area.

The Island is walking distance to the Federal building at Lewis and Las Vegas Blvd, 3/10 of a mile and six blocks from East Fremont St., entertainment district.

VAR-20488
04/26/07 PC

Page 1 of 2

www.theislandlasvegas.com

RESIDENTIAL UNITS. "The Island" features 497 residential units with 637,400 gross residential square feet. Net livable SF is 542,500 for an 85% efficiency ratio. Residential units are mixed as follows:

- 202 studios @ 495 SF
- 127 one bedrooms @ 990 SF
- 128 one bedroom + den @1050 SF
- 24 two bedroom + den @1580 SF
- 8 two bedroom penthouse units @ 2200 SF
- 8 three bedroom penthouse units @ 2300 SF (available for 2 story loft penthouses)

AMENITIES FOR RESIDENTS include laundry and dry cleaning service, fitness center, business center, media room (all on level 10) with a lounge/bar, emergency room, Concierge, lobby, seating area for gatherings with flat screen HDTV's and valet service 24/7. Every unit will have 5' X 9' storage area on their level of parking.

A jogging path of 450' (the perimeter of the top of the building) will also be available for the residents to jog in the clouds.

Residents can enjoy a covered walking path on the 44th floor.

OFFICE SPACE will occupy 52,300 square foot on floors 11 and 12 and an additional 12,500 square feet on the 44th floor. The offices will all be class "A" and the 44th floor of offices will have floor to ceiling windows with a walking path outside the offices encircling the building so the residents may walk in inclement weather under the cover of the building.

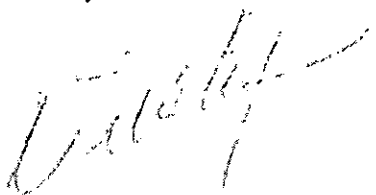
RETAIL SPACE will occupy 29,000 SF. A grocery store is anticipated to occupy 22,500 SF.

The roof, on level 50, features a 5,600 square foot public, Sky restaurant together with a pool featuring deck service. The restaurant will target residents and visitors. Parking will include 1117 spaces. Two subterranean parking levels will be provided for the retail component. Residential and office parking will be provided in the above ground structure.

The total construction is 1,224,200 SF with a Net of land 80,048 SF which equals F.A.R. of 15.29. Our building height is 544', with 170.3 units per gross acre; units per NET acre is 270.4.

We accept that the City of Las Vegas can see our vision, to change the image of this neighborhood and align it with the vision of the Mayor and the City of Las Vegas into a true, Live/Work community. We have been inspired by listening to it's leaders, through-out the past few years.

God Bless,



Doniela "Dusty" Buckel
Managing Partner

VAR-20488
04/26/07 PC

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASE# 20488, 20486, 20487, 20484

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

JPL
INITIALS

We are interested in seeing this site developed, but with the following considerations:

We feel this would be an excellent project for our area.

Signed:

Shirley J. Leavitt

SHIRLEY J. LEAVITT

PRINT NAME

PRINT NAME

1521 Franklin LV NV 89104

ADDRESS

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

CASE# 20488, 20486, 20487, 20484

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed. _____

INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Judith F. Gillies
JUDITH F. GILLIES
PRINT NAME

PRINT NAME

1800 BRACKEN AVE
ADDRESS

89104
ZIP

424 So. 13th Street

89101

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM# 37, 38, 40, 42
CASE# See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

lyj
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Norma J. Kurbowski

NORMA J. KURBOWSKI

PRINT NAME

2828 VIA FLORENTINE
WENDS

ADDRESS

89074

ZIP

PRINT NAME

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

DB
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Purchasing the building at 325 S. Maryland.

Signed:

Lanie Cox

LANIE COX

PRINT NAME

FOR O'REILLY LAW GROUP, LLC

PRINT NAME

335 S. MARYLAND PKWY

ADDRESS

89101

ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

DB
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Joel D Kirkwood
PRINT NAME

PRINT NAME

7475 W Sahara Ave
ADDRESS

89117
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight were we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

JB
INITIALS

We are interested in seeing this site developed, but with the following considerations:

Signed:

Jack Woodcock
Jack Woodcock

PRINT NAME

PRINT NAME

7475 W. Sahara Ave

ADDRESS

89117

ZIP

LV NV

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed.

H.F.
INITIALS

We are interested in seeing this site developed, but with the following considerations:

I hope you get the project off the ground
without too many un-necessary oppositions
and problems. I welcome this wonderful
project and hope for the best.

Signed:

Hildegard Turnell HFS TRUST
Hildegard FURNESS
PRINT NAME PRINT NAME

1716 So. 17th Street
ADDRESS

89104
ZIP

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 38, 40, 42
CASE # See Above
PC MTG 5-10-07

A

The Island Las Vegas

April 11, 2007

I/We, attended the neighborhood meeting tonight where we were introduced to the proposed mixed use development located at 401 S. Maryland Pky., known as The Island.

Please initial your choice and write any comments you may have

We are very interested in seeing this development at this site, as proposed. _____

INITIALS

We are interested in seeing this site developed, but with the following considerations:

20 stories + 60% parking reduction.

Signed:

Ernesto Savino

PRINT NAME

PRINT NAME

418 S. Maryland Pky

ADDRESS

8961

ZIP

CO, NV.

When filled out either give it to the presenter of the Neighborhood meeting, at the meeting, or mail to:

D. Dusty Buckel
8330 W. Sahara Ave. Ste. 110
Las Vegas, NV 89117

702-812-1209 dustybuckel@aol.com

ITEM # 37, 33, 40, 42
CASE # See Above
PC MTG 5-10-07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-21263 - VARIANCE RELATED TO VAR-20487 AND VAR-20488 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW TWO LOADING SPACES WHERE TEN ARE REQUIRED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

**City Council Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**City Council Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – STRIKE Item 25; TABLE Items 16 and 43-44; HOLD IN ABEYANCE Items 28 and 47-48 to 5/24/2007; Items 17-21 and 37-42 to 6/14/2007 – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated the applicant for Items 37-42 requested that they be held in abeyance to 6/14/2007.

PEGGY POUND, 6324 Shady Valley Court, appeared on behalf of the owner for Items 37-42 and asked that the items be heard on 5/24/2007 as her client was working to address staff's concerns. CHAIRMAN DAVENPORT that explained staff had requested the items be held for a

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 39 – VAR-21263

MINUTES – Continued:

month, rather than two weeks, since revised plans had not yet been submitted and staff needed adequate time to evaluate any changes. DUSTY BUCKLE, Island Development Team, 8330 West Sahara, Suite 110, listed other departments with whom the applicant had recent meetings and CHAIRMAN DAVENPORT noted the applicant still needed to meet with Planning staff.

(6:02 – 6:09)

1-54

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER:
NEAR AND FAR, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-20487), (VAR-20488), Special Use Permits (SUP-20486), (SUP-20740) and Site Development Plan Review (SDR-20484) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-21263 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed Variance (VAR-21263) to allow two loading docks where ten loading docks are required for a mixed-use 50-story high rise within the Redevelopment Overlay District but outside of the Downtown Centennial Plan Overlay area.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
06/01/2005	City Council approved a Special Use Permit to allow an Indoor Swap Meet at the location.
Related Building Permits/Business Licenses	
Month/date/year	Description
Pre-Application Meeting	
Month/date/year	Description
02/23/07	The applicant was informed of the Variances and Special Use Permits required for the project to move forward. FAA requirements were also discussed. The applicant was advised of schools and churches in the area.
Neighborhood Meeting	
Month/date/year	N/A
Field Check	
04/09/07	A large vacant one-story structure sits on the northwest corner of the lot with a parking lot on the south and east sides of the building. The proposed project is located on an "island" created by Maryland Parkway, 13 th Street and Lewis Avenue.

Details of Application Request	
Site Area	
Gross Acres	127,159 square feet
Net Acres	80,048 square feet

VAR-21263 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	Mixed Use	C-1 (Service Commercial)
North	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
South	Apartments/retail	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)
East	Apartments	Mixed Use	R-3 (Multi-Residential) R-4 (Multi-Residential)
West	Apartments/office	Mixed Use	C-1 (Service Commercial) R-4 (Multi-Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan		X	Y
Iron Mountain Ranch		X	Y
Grand Canyon Village		X	Y
Grand Teton Village		X	Y
John S. Park Historic Neighborhood		X	Y
Las Vegas Enterprise Park		X	Y
Las Vegas Medical District		X	Y
Las Vegas Spectrum		X	Y
Lone Mountain		X	Y
Lone Mountain West		X	Y
PD (Planned Development) District		X	Y
Redevelopment Plan Area	X		Y
Summerlin		X	Y
Technology Center		X	Y
T-D Traditional Development District		X	Y
T-C Town Center District		X	Y
West Las Vegas Plan		X	Y

VAR-21263 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V (Civic) District		X	Y
P-C (Planned Community) District		X	Y
R-PD (Residential Planned Development) District		X	Y
PD (Planned Development) District		X	Y
Downtown Overlay District		X	Y
G-O (Gaming Enterprise Overlay) District		X	Y
A-O (Airport Overlay) District		X	Y
H (Historic Designation)		X	Y
Downtown Casino Overlay District		X	Y
T-C (Town Center) District		X	Y
Downtown Entertainment Overlay District		X	Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District		X	Y
T-D (Traditional Development) District		X	Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Per Title 19.08.050(C)(6) mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. In addition, a mixed-use development shall be subject to all of the following requirements:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100'	305'	Y
Min. Setbacks			
• Front	20'	20'	Y
• Side	8'	15'	Y
• Corner	15'	15'	Y
• Rear	8'	N/A	N/A
Min. Distance Between Buildings			N/A
Max. Lot Coverage	50%	60.57%	N *
Max. Building Height	N/A	N/A	N/A

VAR-21263 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Trash Enclosure	Yes	Yes	Y
Mech. Equipment Screened	Yes	Yes	Y
Commercial & Residential Component	Yes	Yes	Y
Commercial uses are facing public right of way	Yes	Yes	Y
Residential use are above the ground level	Yes	Yes	Y

* Special Use Permit (SUP-20486) for a mixed-use project is a companion case.

Per Title 19.08.060(B) a waiver of the 3:1 proximity slope is allowed for any mixed-use development that contains a significant residential element.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	No/w waiver	No	Yes, if waiver is approved
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	Yes	Yes	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	2 Trees	10	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	48 Trees	123	Y
TOTAL				Y
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Studio & One bedroom units	457 Units	1.25 per unit + 1 per 6 units	647	N/A	648		
2 bedroom units	32 Units	1.75 per unit + 1 per 6 units	61	N/A	61		

VAR-21263 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

3 bedroom units	8 Units	2 per unit + 1 per 6 units	17	N/A	16		
Handicapped Units	10 Units			10		10	
Sub Total	497 Units		725	10	725	10	
Office	64,800 SF	1 per 300 SF	216	7	216		
Retail	6,500 SF	1 per 250 SF	26	2	26		
Grocery	22,500 SF	1 per 250 SF	90	5	90		
Restaurant Seating	2,000 SF	1 per 50 SF	40	2	40		
Restaurant Other	3,600 SF	1 per 200 SF	18	1	18		
Other					6		
Handicapped						10	
SubTotal	99,400 SF		390	17	396	10	Yes
TOTAL (including handicap)			1,115	27	1,121	18	Yes
Loading Spaces			10		2		No

This project exceeds the minimum parking space requirements by 6 spaces. However, it does not meet the Title 19.10.010, 10 required loading dock spaces. It is short by 8 dock spaces.

ANALYSIS

The requested variance to allow two loading docks where ten are required for projects with nearly 100,000 square feet of office/retail space and 497 residential units is due solely to the design of the building. The project could be redesigned to accommodate this requirement by either reducing the size of the building or redesigning the building footprint. Staff finds this variance request to be without merit and recommends denial.

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May 10, 2007 - Planning Commission Meeting

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required ten loading docks. Alternative building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

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May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

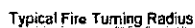
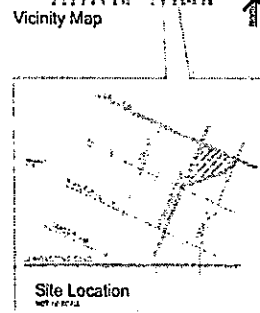
ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 469 (Mailed with VAR-20487, VAR-20488, SUP-20486, SUP-20740, and SDR-20484)

APPROVALS 0

PROTESTS 0



	LEVEL	27JUG	3 SEP	18M - Oct	2 SEP - Oct	1 SEP - gen	2 SEP - Feb	3 SEP - March	TOTAL
DOWA	TYPICAL SIZE	~85.5'	90.5'	105.5'	1,005.5'				
	1-2N	13.10' = 123	12.8 = 8	12.8 = 4					24
	30-35	11.10' = 10	11.6 = 6	11.6 = 4					26
	36-40	8.10' = 7	8.6 = 6	8.6 = 4					26
	41-48	6.10' = 5	6.6 = 5	6.6 = 4					32
	TOTAL	293	123	226	18	8	18	8	497
	%	60.9%	24.75%	22.9%	3.72%	1.61%	3.62%	1.61%	100%

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PARCEL AREA

PARCEL AREA			
Net Area	(480-48-0-00)	AC 0.00	1 074 00-00
Gross Area	(480-48-0-00)	AC 0.00	2 000 00-00

COMMERCIAL		
Offices	Foreign Assets	76.12%
Payroll	Domestic Assets	6.72%
Company Assets	Foreign Assets	21.70%
Pay, Employees	Domestic Assets	8.67%

Net Area (sq. ft.)	342,900 sq.
Gross Area	527,450 sq.
Basement	87,550

Total Number of Units		# of
STUDIO		202
1 BR + 1 BA + 0.5 BR Penthouse		236
2 BR + 2 BA + 1.5 BR Penthouse		32
3 BR Penthouse		2

COMETS
 Asante
 (Praced)

2734661 Pac. Soc

Salaries	\$ 900.00
Travelling / Bus	2,400.00
Building Allow	2,400.00
Water & Comm	3,600.00
Director's Comm	18,000.00
Electric Furnac	4,600.00
Post & Tel	700.00
Rent Office	8,200.00
Water / Drainage / Office / Laundry / Engineering	4,000.00
Transportation / Car / Gas / Fuel	22,800.00
Director's Fee (Retirement contrib)	2,400.00
Director's Expense	472,000.00
Total	\$ 610,000.00

	Required	Provided
From New Co.	22%	22%
From Other Divs + Sub Cos	12%	12%
Total	34%	34%

Height	Frequency	Percentage
Very tall	172-184	56.0
Intermediate / Short	160-171	22.0

[illegible]

Total Required 1,119 Systems

Standard Required (7% of 487 series)	34 Systems
Standard Computer (for 150 systems)	4 Systems
Required Indirect Support	1,259 Systems

One-to-Oneing $y = 748,200 \div 661 = 1,132,000 \text{ s}^2 = 34$

PARALLEL PROCESSING

Regulate	4 770
Control	4 300
Interchange (100 and 5000)	4 10

(and 20000) 7515 Systems

TABLE 1. Continued

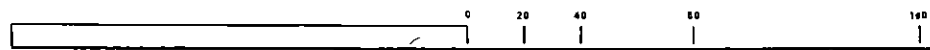
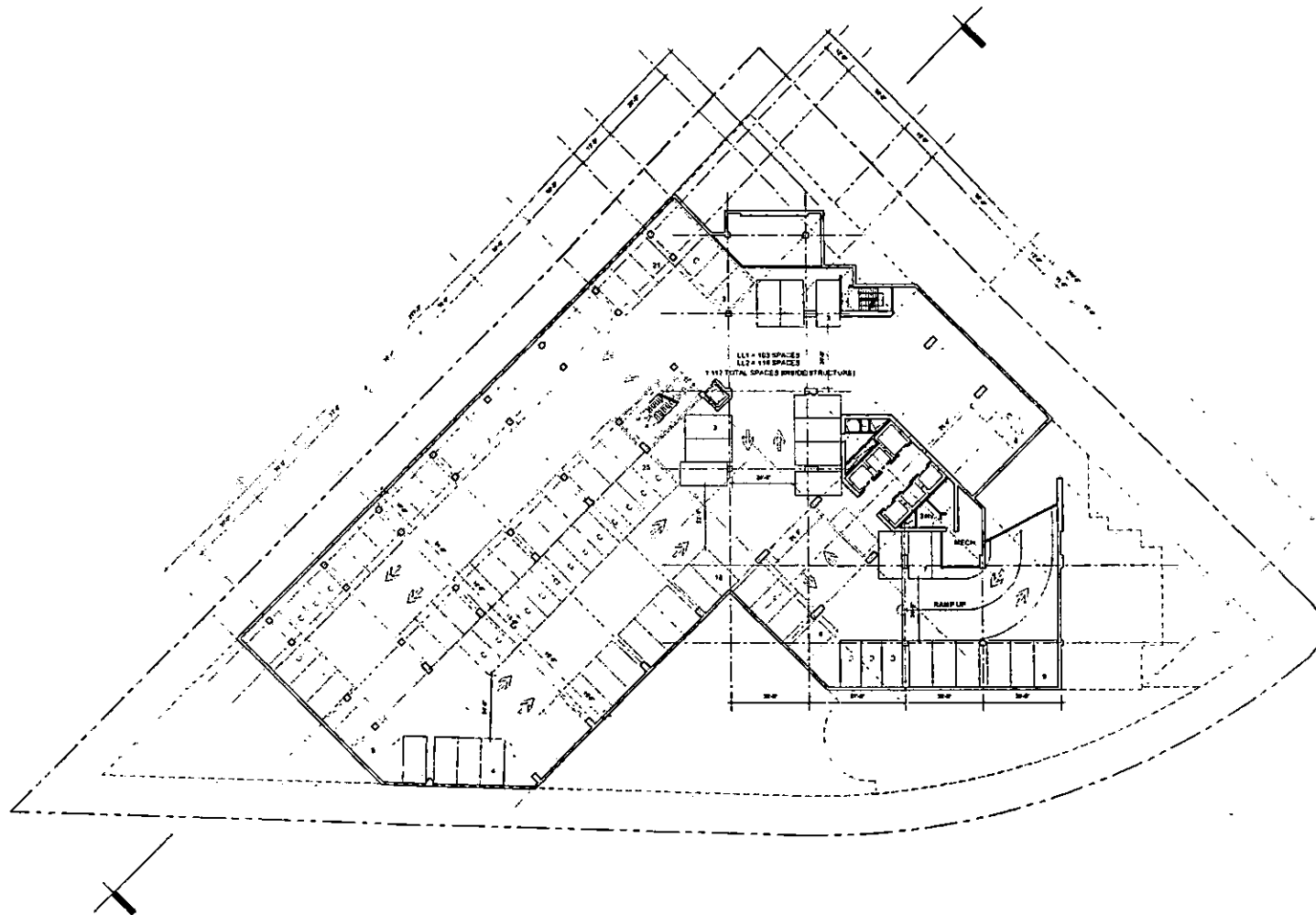
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SCALE: 1"=50'-0"
THE ISLAND DEVELOPMENT, LLC
PROJECT No 100000
DATE 04.26.2007
SITE PLAN

THE ISLAND - LAS VEGAS

VAR-21263
05/10/07 PC

4PR 1 2 2007



SUBTERRANEAN PARKING LEVELS 1-2

THE ISLAND - LAS VEGAS
APR 13 2007

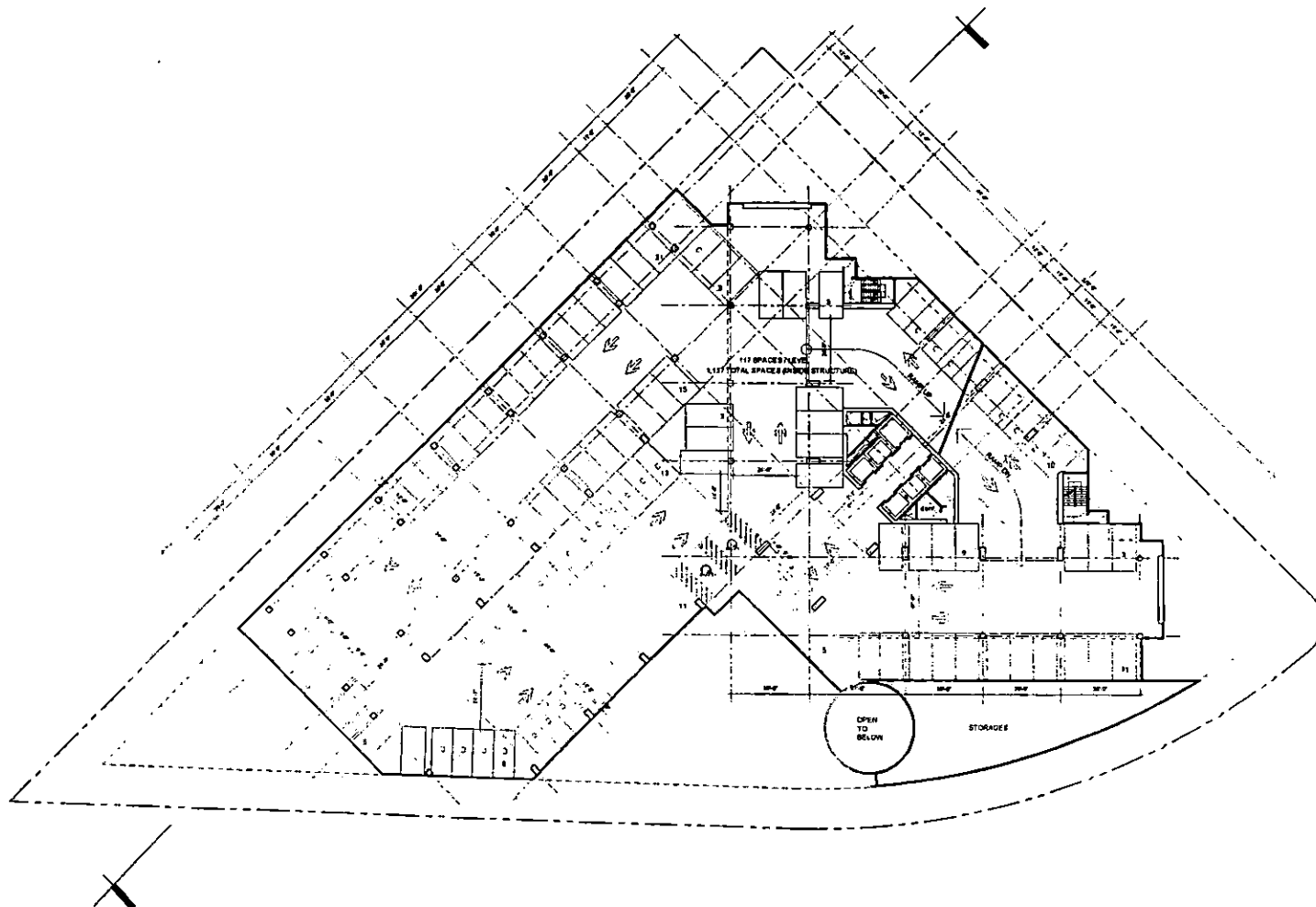
VAR-21263
05/10/07 PC

THE ISLAND DEVELOPMENT
PROJECT NO. 1000000
DATE 04.28.2007

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APR 13 2007

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THE ISLAND DEVELOPMENT, LLC
 PROJECT No. 100500
 DATE: 04.28.2007
PARKING LEVELS 3-9

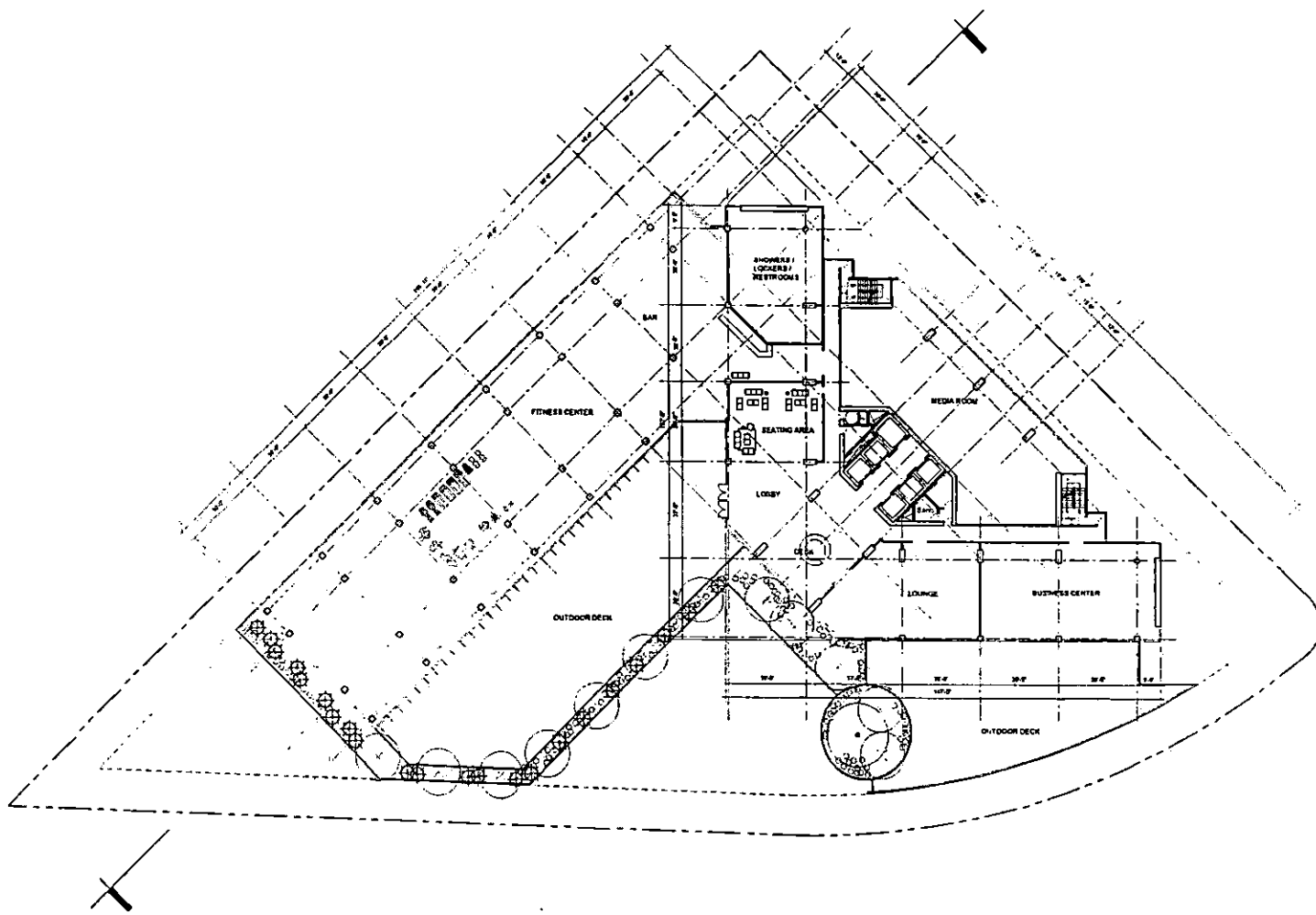


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VAR-21263
05/10/07 PC

THE ISLAND - LAS VEGAS

APR 19 2007



THE ISLAND DEVELOPMENT, LLC
PROJECT No 100109
DATE 14.11.2007

DECK LEVEL 10



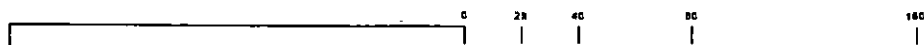
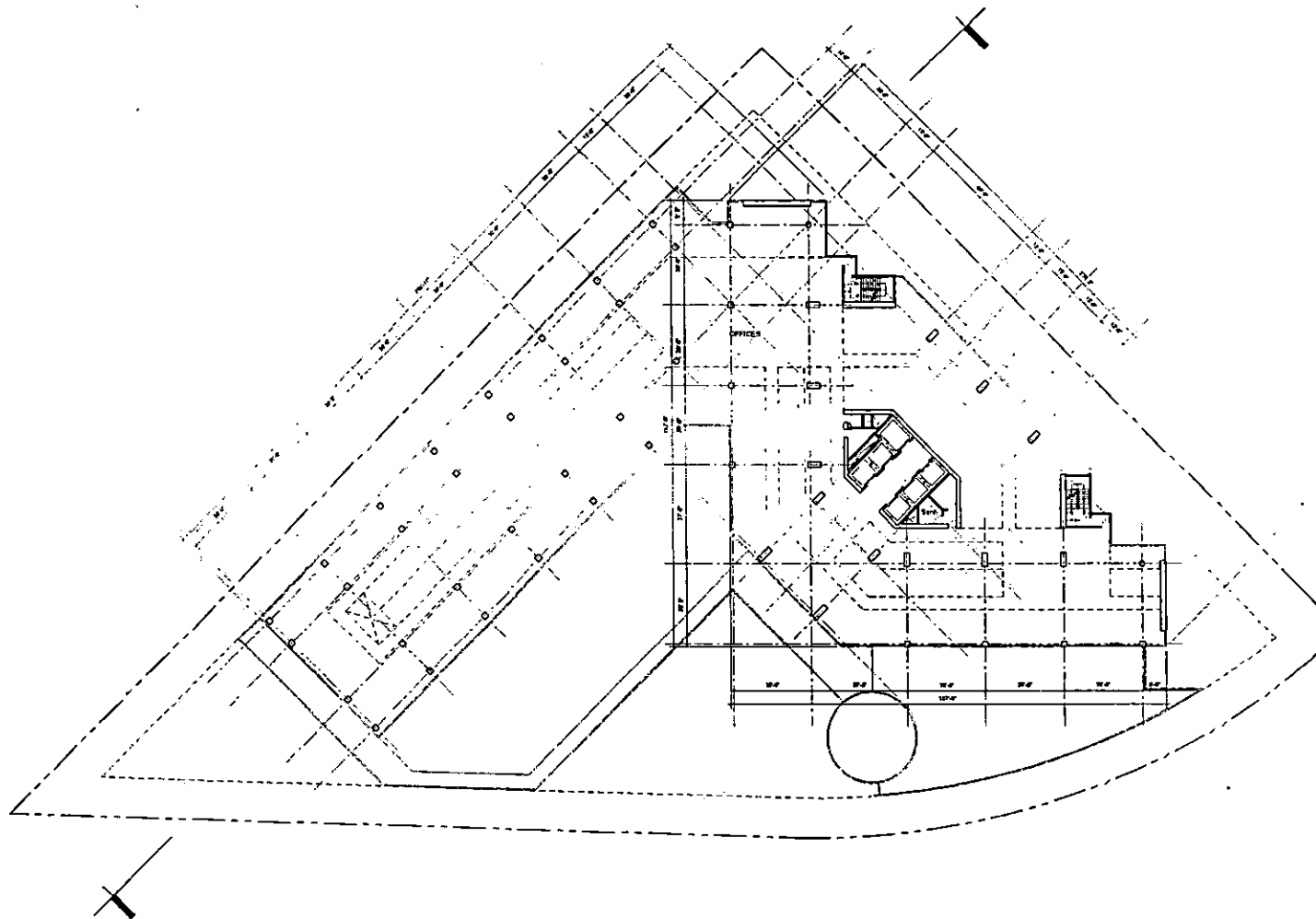
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THE ISLAND LAS VEGAS

VAR-21263
05/10/07 PC

APR 12 2007

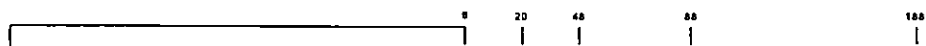
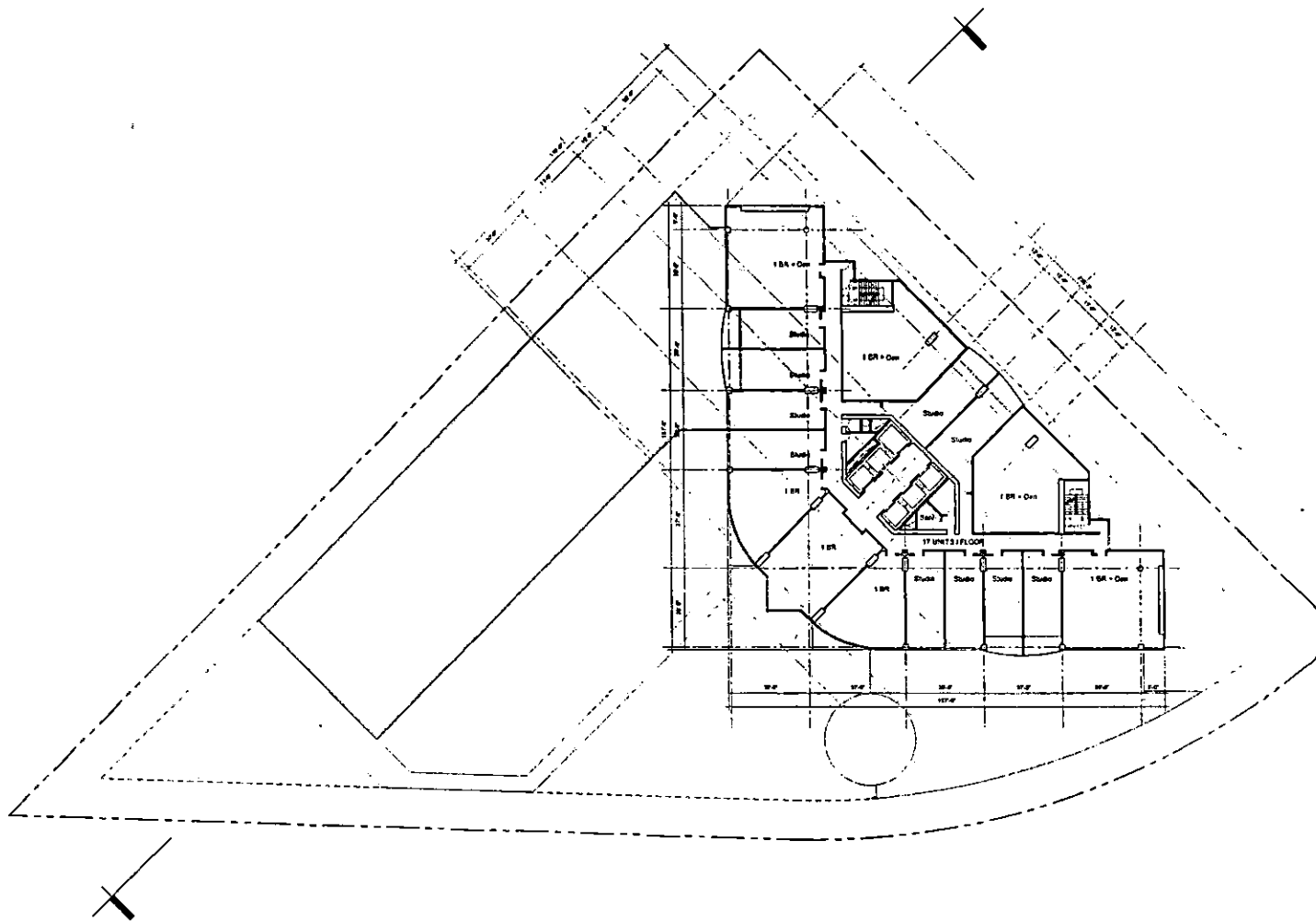
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VAR-21263
05/10/07 PC

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 PROJECT No 100000
 DATE 06.28.2007
OFFICE LEVELS 11-12
 THE ISLAND - LAS VEGAS

APR 18 2007



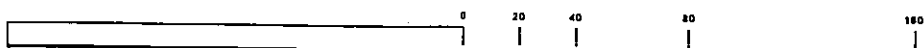
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 DATE 04.28.2007
RESIDENTIAL LEVELS 13-24

THE ISLAND - LAS VEGAS

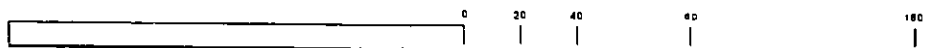
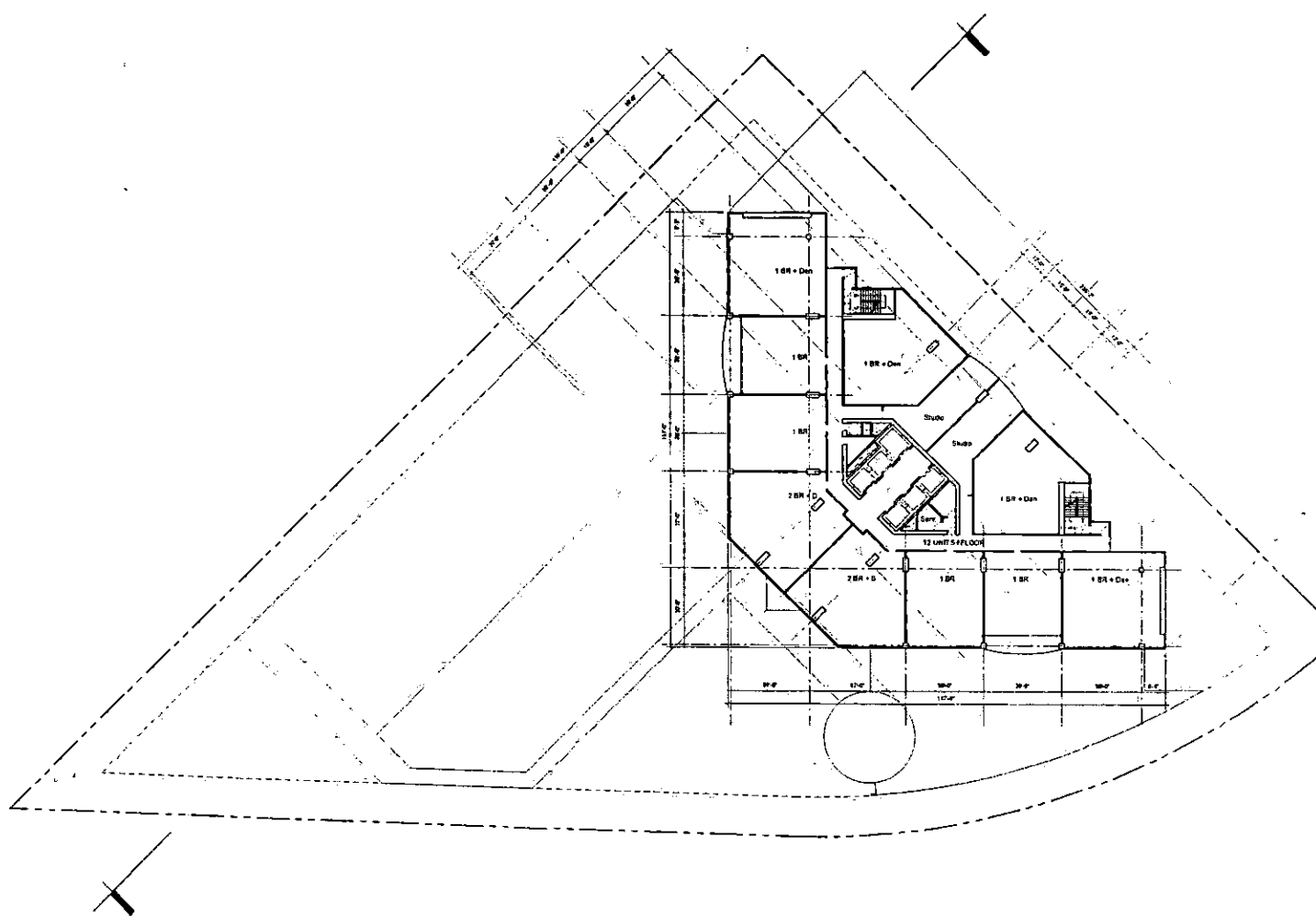
APR 12 2007

VAR-21263
05/10/07 PC





THE ISLAND DEVELOPMENT, LLC
PROJECT CODE
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RESIDENTIAL LEVELS 25-35
THE ISLAND - LAS VEGAS
APR 19 2007



THE ISLAND DEVELOPMENT, LLC
 PROJECT NO. 100000
 DATE 1-4-2007

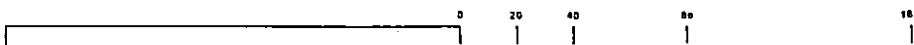
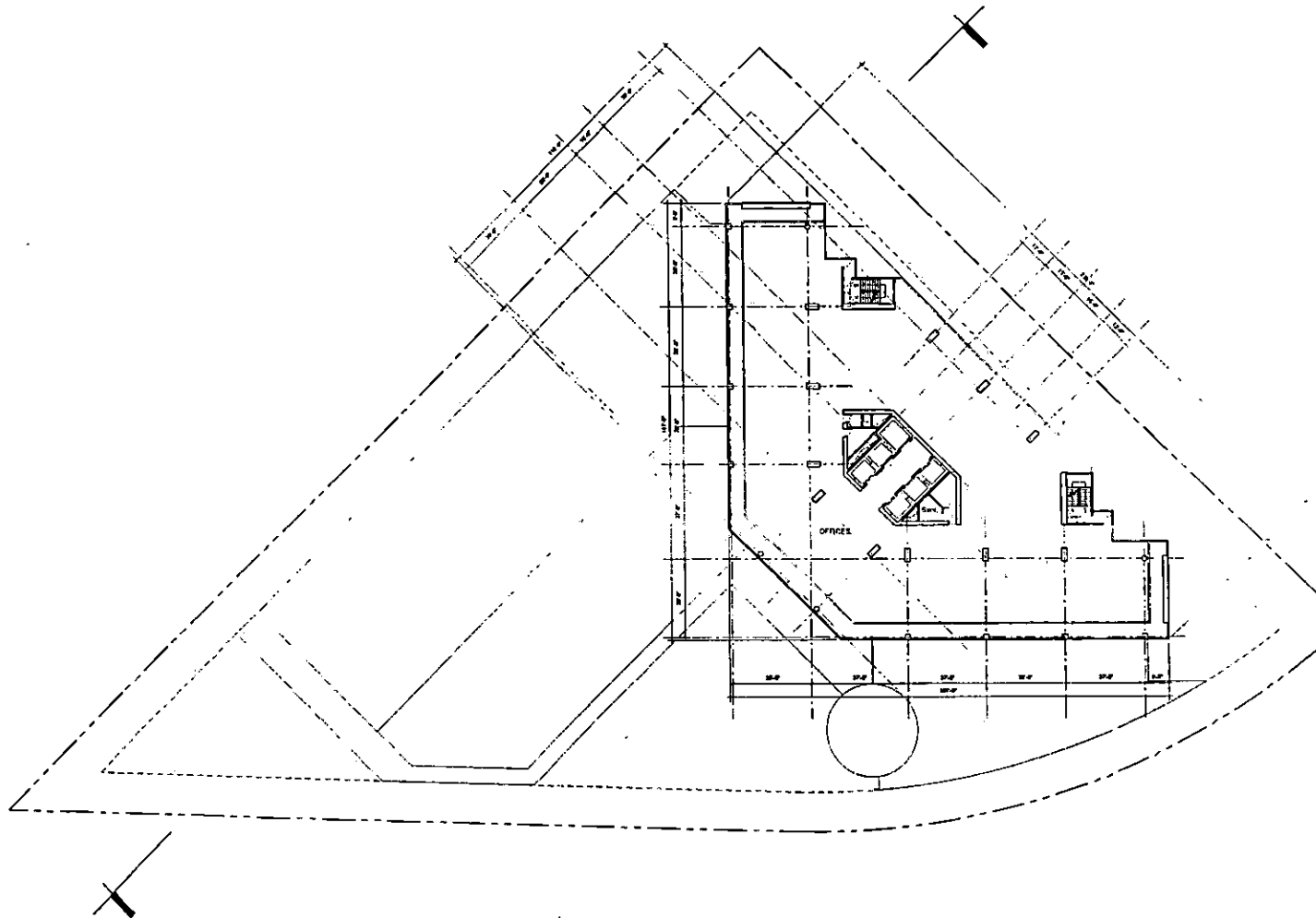
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THE ISLAND LAS VEGAS

APR 18 2007



VAR-21263
05/10/07 PC

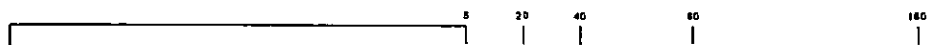
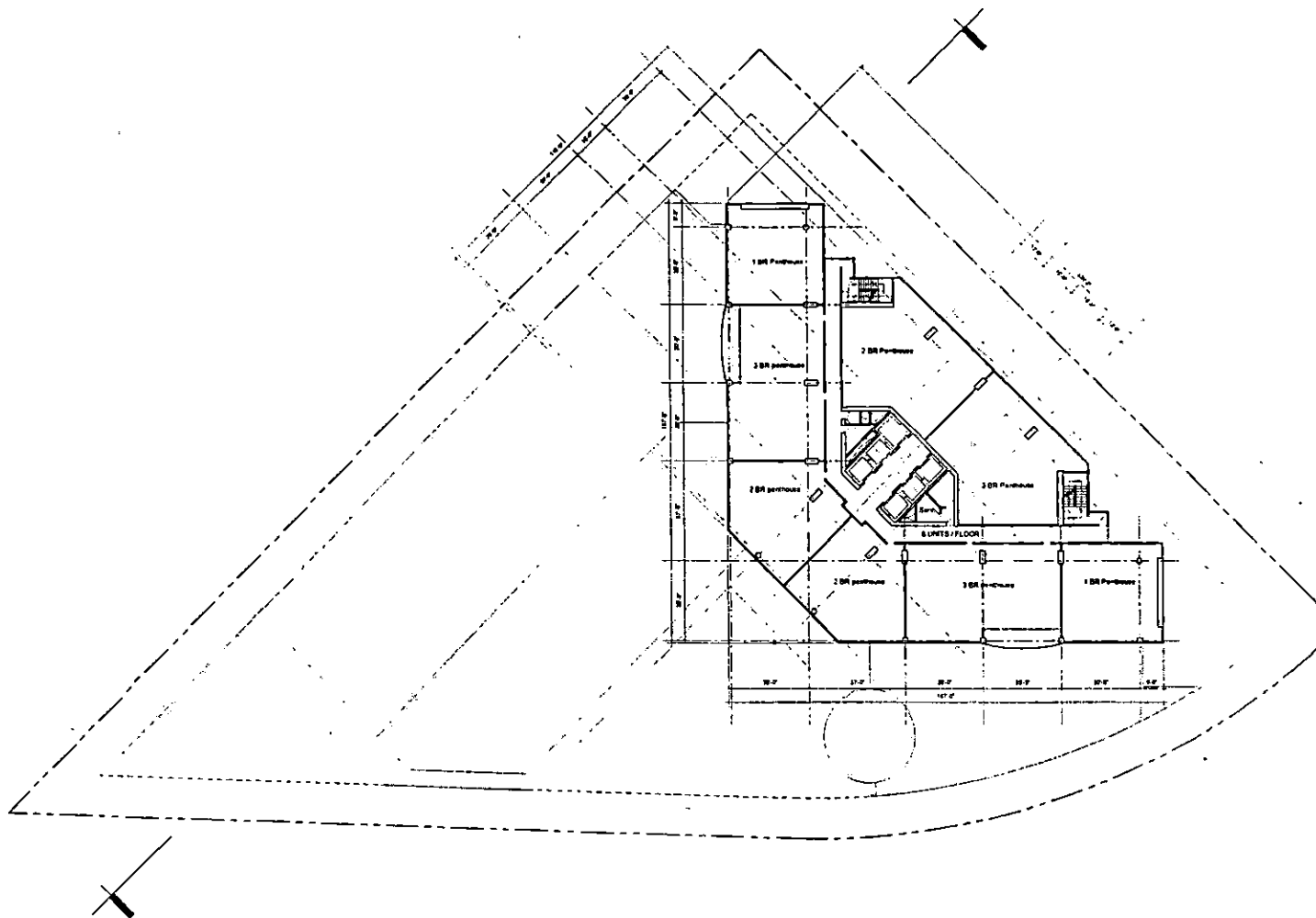


VAR-21263
05/10/07 PC

THE ISLAND DEVELOPMENT, LLC
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 DATE 04.20.2007
OFFICE LEVEL 44
 THE ISLAND - LAS VEGAS
 APR 18 2007



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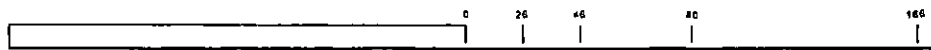
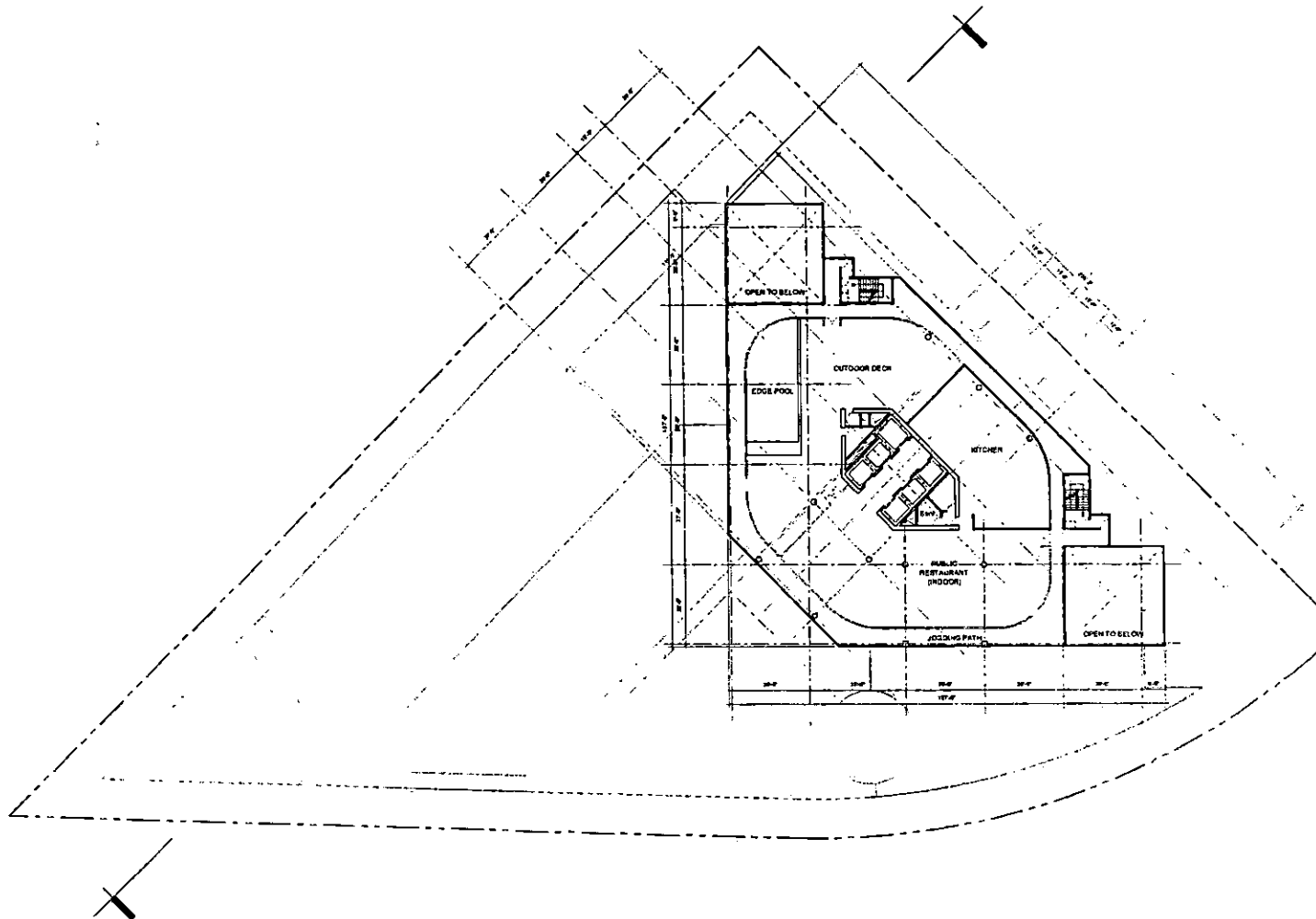
THE ISLAND DEVELOPMENT, LLC
PROJECT No 100000
DATE 04.25.2002

RESIDENTIAL LEVELS 45-48

THE ISLAND - LAS VEGAS, NV

VAR-21263
05/10/07 PC

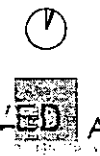
APR 18 2007



THE ISLAND DEVELOPMENT, LLC
PROJECT No. 10-0000
DATE 04.16.2007

ROOF LEVEL 50

THE ISLAND - LAS VEGAS



VAR-21263
05/10/07 PC

APR 12 2007

April 11, 2007

To: City of Las Vegas

From: The Island Development, LLC

RE: VARIANCE TO ALLOW 2 LOADING DOCKS WHERE 10 ARE REQUIRED
 (continued application for ...ENTITLEMENTS FOR "THE ISLAND"
PROJECT 401 S. MARYLAND PKY.)

Good Beautiful Day and Welcome to "The Island" Las Vegas;

This Variance request is a continuation of the application Cases: 20484, 20486, 20487, 20488 and 20740 known as The Island project.

We are requesting a variance to allow 2 loading docks where 10 are required pursuant to title 19, as we are planning to have:

Office Space (on levels 11, 12, & 44) totaling	64,800 SF
General Retail (levels 1 & 2)	6,500 SF
Grocery Store (levels 1 & 2)	22,500 SF
Sky Restaurant (Roof top at level 50)	5,600 SF

The roof, on level 50, features a 5,600 square foot public Sky restaurant that will target the residents of the building, tenants as well as the public. Our project design offers a "flow" of traffic in and out of the building.

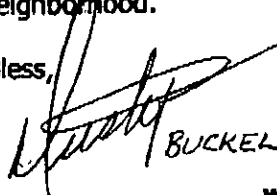
Currently, we have planned, two loading docks on the ground floor level with the entrance from Lewis St., on the north side of the building. Once in the building the trucks will have the turning radius to back into one of two loading docks 15'X25'X15' each. These docks will service the needs of the building and all of it's tenants and residences.

We will set aside slots of time that the grocery store will have access to the loading docks and upon the initial "Move-In" time line of residents and tenants, the dock will be reserved by appointment time slots made in advance.

Total lot coverage will be 60.57%. A variance is requested to increase the coverage from 50.57% by 10% in order to provide the full range of planned amenities. To redesign the project to include 10 loading docks would make us have to apply for a parking variance, where we truly feel that we need our parking as we have it (in compliance with City requirements) and we do not need more than the two loading docks for the ongoing business of our project. With proper planning, we can make the two loading docks work as the initial move in time frame will be spread over a long period of time.

We are The Island Development LLC, the developer of this proposed 50-story high rise featuring mixed use of 497 residential units, offices, and retail space. This development, known as "The Island," will change the face of this neighborhood and that will change the faces you see in this neighborhood.

God Bless,



BUCKEL

VAR-21263
05/10/07 PC

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The Island Development LLC