



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0387-VAC1	Staff recommends APPROVAL, subject to conditions:	
24-0387-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0387-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 495 [SDR1] (by City Clerk)
4 [VAC1] (by City Clerk)

PROTESTS 2 (24-0387-SDR1)

APPROVALS 0

**** CONDITIONS ****

24-0387-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located at the Northwest corner of Rainbow Boulevard and Westcliff Drive, on Assessor Parcel Number 138-27-802-004.
2. This Order of Vacation shall record prior to the issuance of permits this site.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Relinquishment of Interest is not recorded within two (2) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0387-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Petition of Vacation (24-0387-VAC1) shall be required, if approved.

Conditions Page Two
November 6, 2024 - City Council Meeting

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 08/22/24; landscape plan and building elevations date stamped 08/02/24, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.
5. An Exception from Title 19.08.040 is hereby approved, to allow 30 24-inch box trees in the interior parking lot area where 33 trees are required within parking lot islands or at the end of a row of parking.
6. A Site Development Plan Review application must be submitted and approved for the areas of the site plan marked "future development" prior to the issuance of any building permits for those areas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the Federal Aviation Administration (FAA), the Clark County Department of Aviation, or both, of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.

Conditions Page Three
November 6, 2024 - City Council Meeting

- b. Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
 - c. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
 - d. No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate the appropriate right-of-way adjacent to this site for Rainbow Boulevard, corresponding to that area encumbered by Nevada Department of Transportation (NDOT) roadway easement, 60 feet of right-of-way for Westcliff Drive and an appropriate radius coinciding with existing improvements on the northwest corner of Westcliff Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits.
12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

Conditions Page Four
November 6, 2024 - City Council Meeting

14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
15. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
16. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

17. 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.

Staff Report Page One
November 6, 2024 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is seeking approval to construct a one-story, 40-foot tall, 10,200 square-foot church and 3,200 square-foot multipurpose building with meeting rooms on a 10-acre undeveloped site at the northwest corner of Westcliff Drive and Rainbow Boulevard.

ISSUES

- A Church/House of Worship is a permitted land use within the C-1 (Limited Commercial) zoning district.
- A Waiver has been requested to not orient the proposed buildings to the corner where such is required. Staff recommends approval of the Waiver.
- The Clark County Department of Aviation has notified the City of Las Vegas that the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway and therefore the applicant is required to formally notify the Federal Aviation Administration of possible construction. A condition of approval addresses this issue.
- Due to uncertainty of future development, the applicant has not included a plan for full development of the site at this time. A Site Development Plan Review will be required for any future proposed development not detailed in this plan. A condition of approval has been added which will require a Site Development Plan Review to be submitted and approved before building permits are issued for these portions of the site.
- An Exception from Title 19.08.040 has been requested, to allow 30 24-inch box trees in the interior parking lot area where 33 trees are required within parking lot islands or at the end of a row of parking. Staff supports the request.
- There have been four previously approved Site Development Plan Reviews (SDR-3997, SDR-15747, SDR-78237 and 21-0531-SDR1) for a church development on this site that were never exercised and expired.

ANALYSIS

The subject site is currently undeveloped. The subject 10-acre site is zoned C-1 (Limited Commercial) with a General Plan land use designation of SC (Service Commercial) and is subject to Title 19 development standards. The site is adjacent to a bank and office development to the west and a shopping center to the south, also zoned C-1. Summerlin Parkway lies to the north and a detention basin lies to the east. The eastern portion of the site contains an easement reserved for NDOT right-of-way for Rainbow Boulevard and related improvements.

Staff Report Page Two
November 6, 2024 - City Council Meeting

There have been four previously approved Site Development Plan Reviews (SDR-3997, SDR-15747, SDR-78237 and 21-0531-SDR1) for a church development on this site that were never exercised and expired, which are listed below:

- On May 05, 2004 the City Council approved a request for a Site Development Plan Review (SDR-3997) for a proposed 40,649 square-foot Church/House of Worship and a 1,200 square-foot temporary modular building. This entitlement expired on May 05, 2006.
- On October 03, 2007 the City Council approved a request for a Site Development Plan Review (SDR-15747) for a proposed 31,126 square-foot Church/House of Worship and a waiver of perimeter landscaping requirements. This entitlement expired on October 03, 2009.
- On April 15, 2020 the City Council approved a request for a Site Development Plan Review (SDR-78237) for a proposed one-story, 14,625 square-foot Church/House of Worship including a fellowship hall and administration building; and a two-story, 5,790 square-foot multipurpose building with a Waiver to not orient the building to the corner where such is required. This entitlement was expunged on December 15, 2021 with the approval of Site Development Plan Review (21-0531-SDR1).
- December 15, 2021 the City Council approved a request for a Site Development Plan Review (21-0531-SDR1) for a proposed 9,600 square-foot Church/House of Worship and 3,200 square-foot multipurpose building with a waiver to not orient the building to the corner where such is required. This entitlement expired on December 15, 2023.
- Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. The proposed development would exceed the 100:1 notification requirement and a condition of approval has been added to address the issue.

The applicant has now proposed a new church/house of worship development for the subject site. The proposed campus includes a one-story, 40-foot tall, 10,200 square-foot church building containing meeting rooms situated near the southeast corner of the site. The church sanctuary is proposed to be 4,080 square feet with non-fixed seating in the gathering room with a 2,000 square-foot lobby area. The remaining area will consist of administrative offices, kitchen facilities and restrooms. This structure has been designated as Phase I of the proposed development. Also, the applicant has proposed to develop a 3,200 square-foot multi-purpose building containing a nursery, five meeting rooms and storage areas. This structure is designated as Phase II of the development. Space between the two buildings is designed as a courtyard with a playground, courtyard plaza and outdoor stage.

Staff Report Page Three
November 6, 2024 - City Council Meeting

The Church/House of Worship use is permitted in the C-1 (Limited Commercial) zoning district as a permitted use. Title 19 defines this use as “Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization.

This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.” Child care facilities indicated on the plans are ancillary to the religious use and are not intended to be advertised to the general public. The facilities are expected to generally be in use on Sundays and mid-week, with administrative offices operating on weekdays.

Access to the site is from one driveway on Westcliff Drive, which leads to parking on the west side of the site and an access drive with parking areas facing Rainbow Boulevard. Title 19.08.040 building placement standards require buildings on corner lots to be oriented to the corner and street fronts with parking and curb cuts located away from the corner. This is to provide an inviting, pedestrian-friendly environment along the street perimeter and to visually hide large parking areas from view. The applicant has requested a Waiver of this requirement to allow the building to face the interior of the site with parking and access drives that wrap around the building. Staff notes that the building is located near the corner but oriented to the interior to accommodate a large courtyard area. The parking and access are primarily located to the side and away from the street fronts. The site is unique in that a portion of Rainbow Boulevard encumbers the eastern portion, as well as the fully improved Bonanza Trail and drainage improvements. In this case, it would be infeasible to orient the building to the corner given the current improvements. Staff therefore recommends approval of the waiver.

The site as proposed meets Title 19 setback, height and parking requirements. The site will provide 122 total parking spaces, including six ADA accessible parking spaces, which complies with the 41 spaces required by Title 19.12.010 for 4,080 square feet of floor area with non-fixed seating within the gathering room of the Church/House of Worship development. There are no residential dwellings directly adjacent to the site, but there are several homes south of Westcliff Drive that may be affected by future illuminated sign proposals (not part of this request).

Staff Report Page Four
November 6, 2024 - City Council Meeting

Landscaping is required adjacent to areas proposed with this development and within the proposed parking lots. Areas marked "Future Development" or "Not a Part" will be subject to perimeter buffer landscaping and parking lot landscaping requirements through a separate Site Development Plan Review once those details have been provided. The buffer areas along maintain a 15-foot minimum width along Rainbow Boulevard and Westcliff Drive and will feature 15-foot tall Mexican Fan Palm and 24-inch box Mulga trees approximately every 20 feet with numerous five-gallon companion shrubs in accordance with Title 19 requirements.

Within the interior parking lot area 24-inch box Red Push Pistache trees with a combination of five gallon shrubs are provided. The applicant has requested an Exception from Title 19.08 planting requirements to allow 30 24-inch box trees in the interior parking lot area where 33 trees are required within parking lot islands or at the end of a row of parking. Staff supports the request due to the fact 25 additional trees have been provided within landscape areas adjacent to the parking lot area.

Lastly, a Vacation (24-0387-VAC1) has been requested to Vacate U.S. Government Patent Easements on property generally located at the northwest corner of Westcliff Drive and Rainbow Boulevard. The Department of Public Works has indicated they have no objection to the proposed Vacation request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the Northwest corner of Rainbow Boulevard and Westcliff Drive. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Clark County Department of Aviation has provided the following comments:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted. The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height. The following have been added as conditions of approval:

Staff Report Page Five
November 6, 2024 - City Council Meeting

- Applicant is required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA,
- Applicant is advised that FAA’s airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA’s airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.
- No structure greater than 35’ in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

The proposed Church/House of Worship development is compatible with adjacent commercial and residential development in the area. With exclusion of a building placement waiver and exception of interior parking lot materials which staff supports, the development conforms to Title 19 development standards. The proposed 40-foot tall building is appropriate with other buildings in the area, and the applicant has provided sufficient landscaping, creating an attractive commercial development. Staff therefore recommends approval, subject to conditions.

FINDINGS (24-0387-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

The proposed Church/House of Worship development is compatible with surrounding development in the area, which includes a freeway to the northeast, a detention basin to the east and commercial uses to the south and west.

Staff Report Page Six
November 6, 2024 - City Council Meeting

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the SC (Service Commercial) land use designation and the policies of the General Plan, and generally conforms to Title 19 development standards. Staff supports a waiver of building placement standards.

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

Site access is from Westcliff Drive, which is classified by the Master Plan of Streets and Highways as a Primary Arterial. The Traffic Engineering Division estimates the access design and anticipated use of the property would minimally impact traffic in this area.

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

Building materials, including painted plaster and metal panel exteriors, are appropriate for this area. The proposed landscape materials are suitable for the desert environment.

- 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 design characteristics of the submitted building elevations are attractive and will be harmonious and compatible with development in the area.

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

Development of this site is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (24-0387-VAC1)

The City of Las Vegas has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the Northwest corner of Rainbow Boulevard and Westcliff Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/05/04	The City Council approved a request for Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-3997) for a proposed 40,649 square-foot Church/House of Worship and a 1,200 square-foot temporary modular building on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and staff recommended approval. This entitlement expired on 05/05/06.
12/01/04	The City Council accepted a request to table a request for a Special Use Permit (SUP-4830) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard. The Planning Commission recommended denial of the request. The request was never brought back to the City Council for approval or denial after it was tabled.
06/07/06	The Planning Commission approved a request for an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive.
07/11/06	The Department of Community Development - Planning Division administratively approved a request for a Site Development Plan Review (SDR-14811) for a proposed 80-foot tall Wireless Communication Facility, Stealth adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard.
10/03/07	The City Council approved a request for a Site Development Plan Review (SDR-15747) for a proposed 31,126 square-foot Church/House of Worship and a waiver of the perimeter landscaping requirements at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission recommended approval and staff recommended denial of the request. This entitlement expired on 10/03/09.
04/29/08	A Code Enforcement case (#CE-65042) was processed for illegal quarry work at the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 10/01/08.

Staff Report Page Eight
November 6, 2024 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/22/08	The Planning Commission struck a Required Three-Year Review (RQR-27455) of an approved Site Development Plan Review (SDR-3997) for a 40,649 square-foot Church/House of Worship and a 1,200 square-foot temporary modular building on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive
09/21/09	A Code Enforcement case (#CE-81290) was processed for a vacant lot on the corner of Westcliff Drive and Rainbow boulevard that appears to be used for dirt and gravel storage, and is covered with trash and debris. The case was resolved on 09/21/09.
06/24/10	The Department of Community Development - Planning Division administratively approved a request for a Site Development Plan Review (SDR-38182) to add three (3) antennas (total of nine antennas) at the 71-foot centerline of an existing 80-foot tall Wireless Communication Facility, Stealth Design (Monopalm) located at 6816 Westcliff Drive.
01/26/11	A Code Enforcement case (#CE-97572) was processed for numerous plastic advertising signs posted on street light poles, traffic signal poles, etc. at the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 12/08/11.
07/09/13	The Planning Commission approved a request for a Site Development Plan Review (SDR-49466) for onsite improvements and landscaping for the development of a future church and commercial pads on 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. Staff recommended approval.
08/11/15	The Planning Commission approved a request for an Extension of Time (EOT-59744) of an approved Site Development Plan Review (SDR-49466) for onsite improvements and landscaping for the development of a future church and commercial pads on 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. Staff recommended approval
07/11/17	The Planning Commission approved a request for an Extension of Time (EOT-70601) of an approved Site Development Plan Review (SDR-49466) for onsite improvements and landscaping for the development of a future church and commercial pads on 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. Staff recommended approval
10/22/18	A Code Enforcement case (#CE-194046) was processed for a trailer on undeveloped lot on the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 01/11/19.

Staff Report Page Nine
November 6, 2024 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/15/20	The City Council approved a Petition to Vacate (VAC-78236) U.S. Government Patent Easements at the northwest corner of Westcliff Drive and Rainbow Boulevard. The approval expired 04/15/21.
	The City Council approved a request for a Site Development Plan Review (SDR-78237) for a proposed one-story, 14,625 square-foot Church/House of Worship including a fellowship hall and administration building; and a two-story, 5,790 square-foot multipurpose building with a Waiver to not orient the building to the corner where such is required on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval. The approval expired 04/15/22.
12/15/21	The City Council approved a request for a Site Development Plan Review (21-0531-SDR1) for a proposed 9,600 square-foot Church/House of Worship and 3,200 square-foot multipurpose building with a waiver to not orient the building to the corner where such is required on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard.
10/08/24	<p>The Planning Commission (7-0 vote) to recommend APPROVAL on the following Land Use Entitlement project requests on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).</p> <p>24-0387-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS</p> <p>24-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 10,200 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,220 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
02/26/83	A deed was recorded for a change in ownership.

Staff Report Page Ten
November 6, 2024 - City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
07/24/07	A building permit (#07002360) was issued for a 75-foot tall wireless communication facility monopalm with antennas at 6816 Westcliff Drive. A final inspection was approved 01/22/08.
	A building permit (#07002361) was issued for a wireless communication facility equipment shelter at 6816 Westcliff Drive. A final inspection was approved 01/30/08.
12/11/18	A building permit (#C18-05355) was issued for demolition of a mobile home at 6814 Westcliff Drive. A final inspection was approved 01/11/19.

<i>Pre-Application Meeting</i>	
07/16/24	A pre-application meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed Church/House of Worship building at the northwest corner of Westcliff Drive and Rainbow Boulevard.

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

<i>Field Check</i>	
08/22/24	During a routine field check staff observed an undeveloped, vacant lot enclosed by a chain link fence. The lot was free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.00

Staff Report Page Eleven
November 6, 2024 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
	Wireless Communications Facility, Stealth Design		
North	Summerlin Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Utility Installation, Other Than Listed (Detention Basin)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Financial Institution, General	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (north side of Westcliff Drive) – Bonanza Trail (constructed)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Twelve
November 6, 2024 - City Council Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	435,600 SF	N/A
Min. Lot Width	100 Feet	638 Feet	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side	10 Feet	273 Feet	Y
• Corner	10 Feet	46 Feet	Y
• Rear	20 Feet	305 Feet	Y
Standard	Required/Allowed	Provided	Compliance
Max. Lot Coverage	50 %	3 %	Y
Max. Building Height	N/A	40 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A*
• South	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	26 Trees	27 Trees	Y
• West	1 Tree / 30 Linear Feet	9 Trees	9 Trees	Y
TOTAL PERIMETER TREES		47 Trees	49 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	33 Trees	30 Trees	N**

Staff Report Page Thirteen
November 6, 2024 - City Council Meeting

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		0 Feet	N/A*
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		9 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		5-foot fence along Rainbow Blvd and Westcliff Drive	Y

*Only trees within perimeter buffers adjacent to current development are required at this time. Remaining area along the perimeter marked "Future Development" or "Not a Part" will be required through a future Site Development Plan Review request.

** The applicant has requested an Exception to allow 30 24-inch box trees in the interior parking lot area where 33 trees are required within parking lot islands or at the end of a row of parking.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rainbow Blvd	Primary Arterial	Master Plan of Streets and Highways Map	150-180	Y*
Westcliff Dr	Primary Arterial	Master Plan of Streets and Highways Map	115-125	Y*

*The site is encumbered by approximately 60 feet of Westcliff Drive and 100 feet of Rainbow Boulevard, which are fully improved. In addition, the Bonanza Trail and drainage improvements are located within an NDOT easement on this site to the west of Rainbow Boulevard. Conditions of approval address the appropriate dedications of public right-of-way.

Staff Report Page Fourteen
November 6, 2024 - City Council Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	4,080 sf in gathering room	One space per 100 sf of non-fixed seating area in gathering room	41				
TOTAL SPACES REQUIRED			41		122		Y
Regular and Handicap Spaces Required			39	2	116	6	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Pursuant to Title 19.08.040(B)(6) Buildings Orientation development standards, "Buildings on corner lots should be oriented to the corner and to the street fronts".	To not orient the proposed buildings to the corner	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Pursuant Title 19.08.110 parking lot landscaping development standards, interior landscape islands shall be provided at the end of each row of parking spaces and between every six parking spaces.	To allow 30 24-inch box trees in the interior parking lot area where 33 trees are required within parking lot islands or at the end of a row of parking.	Approval