

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0152-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0072-GPA1 24-0072-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 288

PROTESTS 0

APPROVALS 0

Submitted after final agenda
Item 39

**** CONDITIONS ****

24-0152-SDR1 CONDITIONS

Planning

- A. Parking lot lighting shall not be illuminated between the hours of 11:00 p.m. and 5:00 a.m. daily. Parking lot lighting may be fitted with motion sensors, which could cause intermittent illumination for safety concerns during the before mentioned hours.
1. Approval of a General Plan Amendment (24-0072-GPA1) and Rezoning (24-0072-ZON1) shall be required, if approved.
 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 04/22/24, landscape plan date stamped 04/24/24, and building elevations, date stamped 04/24/24 and 03/14/24, except as amended by conditions herein.
 4. 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.
 5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
 7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

Conditions Page Two
May 14, 2024 - Planning Commission Meeting

- Provide four additional 36-inch box trees within the perimeter landscape buffer and four additional five-gallon shrubs per additional tree along the north property line. Trees may not be located within Site Visibility Restriction Zones.
 - All trees shall within the proposed development are to be 36-inch box in size.
 - Any and all proposed turf shall be functional and in conformance with LVMC Title 14.11.
8. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
10. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
- a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.
 - b. Applicant is advised that FAA's airspace determinations 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 feet in height shall be permitted to be erected or altered that would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Conditions Page Three
May 14, 2024 - Planning Commission Meeting

Public Works

12. Prior to the issuance of permits for this site, a Petition of Vacation shall be submitted to eliminate the Patent Easements in conflict with this proposed site. The Order of Vacation must record prior to the issuance of permits where such permits would be in conflict with the existing Patent Easements.
13. Per Title 13.12, dedicate 40 feet of right-of-way for Grand Canyon Drive, 30 feet for Hickam Ave, Tee Pee Lane, and Florine Avenue with associated spandrels prior to the issuance of any permits for this site.
14. Construct half-street improvements including appropriate overpaving and transition paving on Grand Canyon Drive, Hickam Avenue, Tee Pee Lane and Florine Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. Grand Canyon Drive, Hickam Avenue, and Tee Pee Lane shall meet Title 19.04.190 and 19.04.200 respectively. Florine Avenue shall meet Title 19.04.200 unless another cross section is approved by the City Traffic Engineer to accommodate a future school site on the south side of Florine Avenue.
 - An administrative deferral for streetlights is hereby approved for Hickam Avenue, Tee Pee Lane, and Florine Avenue.
15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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.

Public Works (continued)

17. 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, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Fire & Rescue

19. 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 ****

PROJECT DESCRIPTION

The Church of Jesus Christ of Latter-day Saints is proposing to construct a house of worship development on 20 gross acres of undeveloped land at the southeast corner of Hickam Avenue and Grand Canyon Drive. The development as proposed consists of a three-story, 70,194 square foot temple, a one-story, 15,982 square-foot meetinghouse and one-story, 1,807 square-foot maintenance building. A 1,800 square-foot pavilion and storage building would be located near the southeast corner of the property.

ISSUES

- The accompanying requests for a General Plan Amendment (24-0072-GPA1) from DR (Desert Rural Density Residential) to PF (Public Facility) and Rezoning (24-0072-ZON1) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to C-V (Civic) must be approved prior to or concurrently with this Site Development Plan Review request. If those requests are denied, the Site Development Plan Review must also be denied.
- The adoption of Ordinance #6863 on 03/20/24 requires that a project in the C-V zoning district be subject to the residential adjacency standards of LVMC 19.08.040.H. Such standards require that buildings and structures fall under a 3:1 Proximity slope drawn from the property line of the nearest qualified residential parcel. Church steeples, utility transmission lines and other similar structures are exempt from maximum height provisions of the residential adjacency standards. The development as proposed meets the residential adjacency standards of LVMC 19.08.040.H.
- Four trees required in the landscape buffer along the north property line are not shown on the landscape plan. A condition of approval addresses this issue.
- The site consists of two unsubdivided parcels. A condition of approval requires a mapping action to combine these parcels into a single legal lot to avoid building code and infrastructure conflicts.
- Pursuant to Title 19.16.270, a Master Sign Plan shall be required for any nonresidential project with a site larger than 15 net acres. A condition of approval addresses this requirement. A monument sign and other signage is shown on the submitted plans, but is not considered part of this Site Development Plan Review.
- The applicant will be required to submit a Petition of Vacation to eliminate existing patent easements in conflict with the proposed development. The Order of Relinquishment of Interest must record prior to the issuance of permits where such permits would be in conflict with the existing patent easements.

Staff Report Page Two
May 14, 2024 - Planning Commission Meeting

ISSUES (continued)

- Offsite improvements must be designed in accordance with the applicable sections described in Title 19.04 unless approved by the City Engineer.
- An administrative deferral has been approved for the streetlights adjacent to Hickam Avenue, Tee Pee Lane, and Florine Avenue.

ANALYSIS

Development in the proposed C-V (Civic) zoning district is subject to the requirements of Title 19.10.020. Development standards are typically approved through approval of a Site Development Plan Review on a case-by-case basis and other specific standards as described in Title 19.10.020 such as for residential adjacency, parking and parking design, and signage.

Churches/Houses of Worship are permitted uses within every standard zoning district within the city of Las Vegas, with certain restrictions based on whether or not the site is within a residential zoning district. Within the proposed C-V (Civic) district, churches on large sites such as the subject property are appropriate land uses per Title 19.10.020. Within the U (Undeveloped) or any "R" prefixed zoning district, the Church/House of Worship use is not permitted on sites larger than five acres.

The development is proposed to be located near a rural residential area near the city's boundary with unincorporated Clark County. While adjacent unincorporated parcels are designated within a Rural Neighborhood Preservation Neighborhood Protection Overlay (NPO) on Clark County's Master Plan, the subject site is not located in the Rural Preservation Overlay District within the City's jurisdiction and is not subject to Clark County residential adjacency standards as described in Title 30.04.06. Lots north of Hickam Avenue within city limits zoned R-E (Residence Estates) and west of Grand Canyon Drive zoned R-D (Single Family Residential-Restricted) are also not located within the Rural Preservation Overlay District, but are considered protected properties in relation to the city's residential adjacency standards.

The development will contain four primary components. The temple, which is for specific forms of worship by invitation only; a meetinghouse, which is mainly used for regular religious services; a grounds building for maintenance purposes and an open pavilion structure for outdoor events. These structures are surrounded by landscaped areas and pathways. A continuous parking field envelops the landscaped areas; in turn, a dense landscape ring around the perimeter provides a buffer from adjacent properties.

Staff Report Page Three
May 14, 2024 - Planning Commission Meeting

Offsite Improvements, Access and Onsite Circulation

The development will have four frontages: Hickam Avenue on the north; Tee Pee Lane on the east; Florine Avenue on the south; and Grand Canyon Drive on the west. The developer will be required to provide full off-street improvements, including curb, gutter, sidewalks, amenity zone planting areas and roadway paving. Streetlights are not explicitly required by the Department of Public Works. Hickam Avenue, Tee Pee Lane and Florine Avenue are not master-planned streets; 30 feet adjacent to each of these streets will be required to be dedicated to the City for public use and maintenance. Forty feet of the property will be required to be dedicated for Grand Canyon Drive, as it is designated as a Major Collector on the city's Master Plan of Streets and Highways.

Access to the site will be from one driveway on Grand Canyon Drive, and two driveways each on Hickam Avenue and Tee Pee Lane. No access will be provided from Florine Avenue. Access to the temple is gated. Eight-foot tall wrought iron fencing extends from the gates around the perimeter of the temple. It is noted that sharp objects or pointed spikes on fencing as shown on the submitted elevations are not permitted by the city's Building Code. Circulation around the site is two-way throughout, with the exception of a gate-restricted, 16-foot wide private access to the temple grounds building. Circulation design will not cause any apparent traffic conflicts on the site.

Government patent easements still remain over the site that will be in conflict with the proposed development if approved. These easements must be vacated prior to the issuance of permits. A condition of approval addresses this issue.

Site Development Characteristics, Building Height and Residential Adjacency

The temple building is proposed to be located in the west central portion of the site, set back 372 feet from Grand Canyon Drive and 681 feet from Tee Pee Lane. It consists of three floors and a basement level. The third story rises to 65 feet above grade. An additional three-foot parapet provides screening for mechanical apparatus. From there, a non-habitable steeple structure rises an additional 148 feet to the top of a metallic spire, for a total height of 216 feet from grade. A steeple is commonly defined as "an ornamental construction, usually ending in a spire, erected on a roof or tower of a church, public building, etc." [Random House Webster's College Dictionary]. Steeples are intended to invoke the religious symbolism of reaching toward heaven and the divine. As an ornamental component of architecture, steeples rise from the roof of the church building. The spire is not proposed to contain any additional statuary as is common on many temples. The temple is expected to be in use on days of the week other than Sunday.

Staff Report Page Four
May 14, 2024 - Planning Commission Meeting

The temple is proposed to be illuminated using a variety of surface mounted wall wash lighting fixtures at grade level and roof level. Although lighting would be directed upward, the luminaires would be purposefully located and directed to provide uniform lighting over multiple surfaces of the building without spillage onto the surrounding properties and the night sky. Title 19.08.040.H requires only that lighting be directed away from protected properties or screened such that no fugitive lighting create greater than one-half of one foot-candle at the property line of a protected property. There is currently no plan to limit the evening hours for lighting. Title 19 does not limit the hours of operation of lighting fixtures.

The meetinghouse is proposed to be located in the east central part of the property, set back approximately 50 feet from Tee Pee Lane. It is one story in height, rising 27 feet from grade; its steeple extends an additional 40 feet for a total height of 67 feet. This building will primarily be used on Sundays for regular church services; however, there is a large area for gatherings separate from the chapel that may be used at other times during the week.

The grounds maintenance building would be located north of the temple building within the fenced area surrounding the temple. This building contains three garages with roll up doors that face south, away from the Hickam Avenue right-of-way, along with an office and restrooms. The loading area and mechanical yard are semi-enclosed and gated. The height of the building is 17 feet, with an additional three-foot decorative metal railing atop the building and screen wall. Refuse collection is located outside of the maintenance yard in the southeast portion of the property.

The pavilion is an open-ended covered structure with an enclosed masonry storage building at the east end. Columns located along the north and south sides support the roof. The roof is gabled, similar to the meetinghouse. The height to the ridgeline of the structure is 13 feet, four inches above grade. A landscaped area with approximately 5,100 square feet of turf is proposed to the south of the pavilion.

Ordinance 6863, adopted March 20, 2024, repealed and replaced the procedures and development standards pertaining to the C-V (Civic) zoning district. Prior to adoption, property in the C-V zoning district adjacent to lots developed as single-family residential uses were subject to the height standards of the R-E (Residence Estates) zoning district but were not subject to residential adjacency standards. Current code requires property within the C-V District adjacent to undeveloped lots zoned for, or lots that are developed as, detached single-family residential uses to be subject to the residential adjacency standards of Title 19.08.040.H. Those standards require buildings to be set back from protected properties according to a Proximity Slope corresponding to three feet of horizontal distance for every one foot of building height above 15 feet.

Staff Report Page Five
May 14, 2024 - Planning Commission Meeting

The residential adjacency standards also exempt church steeples, utility transmission lines and towers, wireless communication towers, small wind energy systems and municipal utility facilities from the maximum height provisions, which include the height limit imposed by the 3:1 Proximity Slope. Therefore, the height for purposes of conformance to residential adjacency standards is 68 feet above grade for the temple building, 27 feet for the meetinghouse and 17 feet for the grounds building. It is noted that pursuant to Title 19.08.040.H, only single-family property zoned R-E, R-D, R-1, R-SL or R-CL is considered "protected property." The temple building, meetinghouse and temple grounds maintenance building all conform to Title 19.08 residential adjacency standards as applicable.

Building Elevations

The submitted elevations for the temple show a rectangular building with a precast concrete sandstone-colored finish that is compatible with the surrounding area. The steeple narrows as it rises, and is completed by a brass finish dome and finial. Portions of the steeple exterior will have a patterned concrete finish to accent the design. Windows and doors are arched on all sides.

The meetinghouse has a brick masonry exterior on all sides with a gable roof. Entries are slightly extended from the main building and are taller with their own gabled roofs. The steeple is located on the east side of the building above the chapel area.

The grounds maintenance building has the same concrete finish as the temple to show its complementarity, while the walls surrounding the maintenance yard have a stone veneer.

As proposed, the elevations create an aesthetically pleasing environment, maintain consistency in colors and features and are harmonious and compatible with the surrounding residential and civic properties, all of which will be separated from the subject site by public right-of-way.

Parking

The site provides sufficient parking to meet Title 19.12 requirements for a Church/House of Worship use, with 514 spaces provided where 198 spaces are required. There are 186 ungated spaces shown on the site plan, a sufficient number to satisfy parking requirements for the meetinghouse during times when all gates are locked. All outward facing parking spaces will be screened by a minimum of 27 feet of landscape buffer on the perimeter. Some parking lot landscape islands have been omitted, primarily on the east (non-temple) side of the development; however, additional trees are proposed both between and at the ends of parking rows to compensate for this deficiency.

Staff Report Page Six
May 14, 2024 - Planning Commission Meeting

Additional width landscaping has been provided at the perimeter. A portion of the west, north and south perimeter buffers are bisected by the eight-foot tall wrought iron fencing surrounding the temple area; however, each buffer still maintains the required minimum 15 feet of buffer area from the property line. Tree species conform to the Southern Nevada Regional Planning Coalition Plant List of recommended drought-tolerant species with the exception of Thornless Cascalote, which is a hardy semi-evergreen adapted to the desert climate. There is a small deficiency of four trees within the landscape buffer along Hickam Avenue. A condition of approval addresses this issue, as these additional trees can be accommodated by reducing the spacing between trees. Street trees include 36-inch box Desert Willow and have been provided in the amenity zones as required by Title 19.04.

Other Reviews and Considerations

According to the Traffic Engineering Section of the Department of Public Works, this project is expected to add an additional 1,231 trips per day on Alexander Road, Grand Canyon Drive, Hickam Avenue and Tee Pee Lane. Currently, Alexander Road is at about 16 percent of capacity and Grand Canyon Drive is at about 27 percent of capacity. With this project, Alexander Road is expected to be at about 20 percent of capacity and Grand Canyon Drive is expected to be at about 37 percent of capacity. Counts are not available for Hickam Avenue or Tee Pee Lane, but they are believed to be under capacity. Projections were based on 200 fixed seats in the temple and a 15,986 square-foot meeting house.

The Traffic Engineering Section notes that the proposed temple is expected to be closed on Sundays, so Sunday trips are solely from the church (meetinghouse) building. This project is expected to add an additional 503 trips on Sundays on Alexander Road, Grand Canyon Drive, Hickam Avenue and Tee Pee Lane. Sunday counts are not available for these streets, but volumes are believed to be less than on weekdays.

Based on Peak Hour use, this development will add into the area roughly 119 additional weekday and 166 additional Sunday peak hour trips, or about two every minute on weekdays and three every minute on Sundays. The submitted traffic study is expected to confirm that the proposed development on this site will not significantly increase traffic on area roadways.

The Las Vegas Valley Water District (LVVWD) notes that civil improvement plans will need to be submitted to LVVWD for review.

Staff Report Page Seven
May 14, 2024 - Planning Commission Meeting

Comments received from the Clark County Department of Aviation included the following:

Federal Aviation Regulations (Title 14, Part 77) and City of Las Vegas Municipal Code (Chapter 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 allows the FAA to determine whether the development should be obstruction marked or lighted. The proposed development will exceed the 100:1 notification requirement for the North Las Vegas Airport (VGT) or is greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

A condition of approval has been added to address this issue.

This development was determined not to be a Project of Regional Significance as defined by Title 19.18.020, as the threshold criteria included in the definition of a Project of Regional Significance were not reached.

FINDINGS (24-0152-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 House of Worship development maintains setbacks sufficient to mitigate the height of the temple and meetinghouse steeples to adjacent properties. Building lighting is subdued and is directed in a way such that no direct light will shine onto adjacent properties. All adjacent properties will be located across public rights-of-way of varying width. Existing residential properties closest to the site are screened by a solid screening device.

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

The proposed church development is permitted in and is an appropriate use on property zoned C-V (Civic). The development as proposed is generally consistent with Title 19.10.020 requirements for development on C-V zoned properties. Conditions of approval have been added to ensure conformance with mapping and perimeter tree requirements. Prior to approval of a Site Development Plan Review for this development, a General Plan Amendment to PF (Public Facility) and Rezoning to C-V (Civic) must be approved.

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

Vehicular access to the site is proposed from Grand Canyon Drive, a planned 80-foot wide Major Collector Street; Hickam Avenue, a 60-foot wide Local Street and Tee Pee Lane, a 60-foot wide Minor Collector Street. Traffic projections indicate that the site will not greatly increase traffic on area streets beyond the current capacity ratios. Site circulation is logical and is not anticipated to negatively impact traffic in this area. Sufficient turnaround space is afforded at the approaches to gated areas of the site.

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

The proposed buildings will vary in colors and materials, feature various window sizes and contain rooflines of varying height. The mass of the buildings will be broken up with variations in wall planes for visual interest. The proposed architectural design will be harmonious and compatible with development in the area. Landscaping will consist of drought-tolerant trees and shrubs in sufficient size and number. The proposed materials are appropriate for this area and the City.

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

The proposed building elevations create an aesthetically pleasing environment, maintain consistency in colors and features with other onsite buildings and are harmonious and compatible with the surrounding residential and civic properties, all of which will be separated from the subject site by public right-of-way.

Staff Report Page Nine
May 14, 2024 - Planning Commission Meeting

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

All proposed development will be subject to review and inspection to assure that it is constructed in a manner that will not endanger the public health, safety or general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/09/97	The City Council approved a Petition of Annexation (A-0001-97) to annex 17.35 acres generally located on the south side of Hickam Avenue between Grand Canyon Drive and Tee Pee Lane.
12/19/18	The City Council approved a request for a Rezoning (ZON-74626) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates) on 9.92 acres at the southwest and southeast corners of Helena Avenue and Grand Canyon Drive. The Planning Commission and staff recommended approval.
03/22/19	Department of Public Works staff approved a Technical Drainage Study (DS05071) for the proposed Jensen and Helena subdivision on 15.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive.
09/24/19	The Planning Commission voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-76723) from RNP (Rural Neighborhood Preservation) and DR (Desert Rural Density Residential) to R (Rural Density Residential) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street. Staff recommended denial. (This application contained APN 138-06-801-010 and a portion of 138-06-301-013).
	The Planning Commission voted to Withdraw Without Prejudice a request for a Rezoning (ZON-76724) from R-E (Residence Estates) and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to R-D (Single Family Residential-Restricted) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street. Staff recommended denial. (This application contained APN 138-06-801-010 and a portion of 138-06-301-013).

Staff Report Page Ten
May 14, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/08/20	The Planning Commission approved a Variance (20-0081-VAR11) to allow Regional Transportation Commission of Southern Nevada rural offsite improvements where Title 19 offsite improvements are required adjacent to 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The Planning Commission approved a Tentative Map (20-0081-TMP1) for a nine-lot single-family residential subdivision (Jensen & Helena Area 6) on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
03/20/24	The City Council adopted Ordinance #6863, which repealed and replaced LVMC 19.10.020 pertaining to procedures and development standards for the C-V (Civic) District, and to provide for other related matters.
04/09/24	The Planning Commission voted to HOLD IN ABEYANCE a request for a General Plan Amendment (24-0072-GPA1) from DR (Desert Rural Density Residential) to PF (Public Facility) on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive to the May 14, 2024 Planning Commission meeting at the applicant's request.
	The Planning Commission voted to HOLD IN ABEYANCE a request for a Rezoning (24-0072-ZON1) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to C-V (Civic) on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive to the May 14, 2024 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership

07/22/22	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits or business licenses related to the subject site.	
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Neighborhood Meeting

02/28/24	A neighborhood meeting in accordance with NRS 278.210 was conducted by the applicant through the related project (24-0072). Please see the staff report for 24-0072 for details.
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Staff Report Page Eleven
May 14, 2024 - Planning Commission Meeting

Pre-Application Meeting	
03/13/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was noted that all offsite improvements are proposed to be provided. A previous request to defer installation of adjacent sidewalks, curbs, gutters or streetlights was denied by the Department of Public Works. In addition, a public hearing would be required for this Site Development Plan Review, as it is related to 24-0072-GPA1 and 24-0072-ZON1.

Field Check	
02/29/24	Staff conducted a field check of the subject site, which is undeveloped with desert vegetation. The site slopes down from west to east and from south to north. There are currently no offsite improvements (curb, gutter, sidewalks or streetlights) adjacent to the existing paved perimeter streets. There was some trash and debris noted along Grand Canyon Drive.

Details of Application Request	
Site Area	
Gross Acres	20.00

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
	Undeveloped	PU (Public Use) - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation
	Residential, Single Family, Detached	Ranch Estate Neighborhood - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation

Staff Report Page Twelve
May 14, 2024 - Planning Commission Meeting

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
South	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
	Utility Installation, Other Than Listed		C-V (Civic)
	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
East	Undeveloped	OL (Open Lands) - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation
West	Undeveloped	Ranch Estate Neighborhood - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Lone Mountain	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement (Excepted Area A2)	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020, the minimum development standards for property in the C-V District shall be established in connection with the approval of a review of a site development plan pursuant to LVMC 19.16.100, with the addition of specific standards pertaining to parking design, parking spaces and signage to be applied. Property in the C-V District adjacent to undeveloped lots zoned for single-family residential uses or lots developed as single-family residential are subject to residential adjacency, perimeter landscape and screening standards. The standards shall be designed to ensure compatibility of the development with existing and planned development and uses in the adjacent surrounding area. Where a particular development deviates from these specific standards, a major review of the site development plan is required pursuant to the provisions of Title 19.16.100.

Staff Report Page Thirteen
May 14, 2024 - Planning Commission Meeting

Pursuant to Title 19.10, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size*	N/A	871,200 SF	N/A
Min. Lot Width*	N/A	330 Feet	N/A
Min. Setbacks**			
• Front (Grand Canyon Dr)	Limited by residential adjacency standards	372 Feet	Y
• Front (Tee Pee Ln)	N/A	47 Feet	N/A
• Corner (Hickam Ave)	Limited by residential adjacency standards	100 Feet	Y
• Corner (Florine Ave)	N/A	118 Feet	N/A
Max. Lot Coverage	N/A	10.3% (gross) 11.8% (net)	N/A

Standard	Required/Allowed	Provided	Compliance
Max. Building Height	Limited by residential adjacency standards	68 Feet - temple (216 feet to top of spire)	Y
		27 Feet - meeting house (67 feet to top of spire)	Y
		17 Feet - grounds building	Y
		14 Feet - pavilion	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Enclosed within grounds building	Y
Mech. Equipment	Screened	Screened	Y

*Assumes future consolidation of the existing parcels that make up the property. This is a condition of approval.

**This site has double frontage along Grand Canyon Drive and Tee Pee Lane. There are no applicable rear or side yards.

Staff Report Page Fourteen
May 14, 2024 - Planning Commission Meeting

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
<u>Temple</u>			
3:1 proximity slope (north) at 22 Feet	66 Feet	278 Feet	Y
3:1 proximity slope (north) at 68 Feet	204 Feet	273 Feet	Y
3:1 proximity slope (west)	204 Feet	548 Feet	Y
Adjacent development matching setback (north)	35 Feet	183 Feet	Y
Adjacent development matching setback (west)	30 Feet	372 Feet	Y
<u>Meeting House</u>			
3:1 proximity slope (north)	81 Feet	754 Feet	Y
3:1 proximity slope (west)	81 Feet	1,127 Feet	Y
Adjacent development matching setback (north)	35 Feet	254 Feet	Y
Adjacent development matching setback (west)	30 Feet	987 Feet	Y
<u>Temple Grounds Building</u>			
3:1 proximity slope (north)	51 Feet	237 Feet	Y
3:1 proximity slope (west)	51 Feet	768 Feet	Y
Adjacent development matching setback (north)	35 Feet	100 Feet	Y
Adjacent development matching setback (west)	30 Feet	471 Feet	Y
<u>Pavilion</u>			
3:1 proximity slope (north)	N/A	962 Feet	N/A
3:1 proximity slope (west)	N/A	1,228 Feet	N/A
Adjacent development matching setback (north)	35 Feet	453 Feet	Y
Adjacent development matching setback (west)	30 Feet	1,129 Feet	Y
Trash Enclosure	50 Feet	55 Feet	Y

Staff Report Page Fifteen
May 14, 2024 - Planning Commission Meeting

Pursuant to Title 19.10, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	55 Trees	51 Trees	N*
• South	1 Tree / 20 Linear Feet	59 Trees	76 Trees	Y
• East	1 Tree / 20 Linear Feet	21 Trees	49 Trees	Y
• West	1 Tree / 20 Linear Feet	23 Trees	27 Trees	Y
TOTAL PERIMETER TREES		158 Trees	203 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	135 Trees	129 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		38 Feet	Y
• West	15 Feet		15 Feet	Y

*A condition of approval requires four additional 36-inch box trees to be planted within the north perimeter buffer as required by Title 19.08.040 through Title 19.10.

**Additional trees provided between parking rows are deemed sufficient to compensate for the reduction in the number of parking lot landscape islands provided.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Hickam Ave	Local Street	Title 13	0-32	N*
Tee Pee Ln	Minor Collector	Title 19.04 Complete Streets	24	N*
Florine Ave	Local Street	Title 13	0	N*
Grand Canyon Dr	Major Collector	Master Plan of Streets and Highways Map	32-60	N*

*Half-street improvements will be required as determined by the Department of Public Works.

Staff Report Page Sixteen
May 14, 2024 - Planning Commission Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply for a Church/House of Worship:

One space for each 4 fixed seats, or one space for each 100 square feet of non-fixed seating area in the gathering room. Where fixed seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Baptistry	1,376 inches fixed seating	1 space per 4 fixed seats (80 linear inches)	18				
Instruction Rooms	200 fixed seats	1 space per 4 fixed seats	50				
Training Rooms	1,043 SF non-fixed seating	1 space per 100 SF	11				
Sealing Rooms	3,242 SF non-fixed seating	1 space per 100 SF	33				
Chapel	2,110 inches fixed seating	1 space per 4 fixed seats (80 linear inches)	27				
Meeting House	4,654 inches fixed seating	1 space per 4 fixed seats (80 linear inches)	59				
TOTAL SPACES REQUIRED			198		514		Y
Regular and Handicap Spaces Required			192	6	500	14	Y