



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 5, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: LORETTA COLEMAN - OWNER: FAITH
TEMPLE TRUE HOLINESS INTL MIN**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0051-EOT1	Staff recommends APPROVAL, subject to conditions:	
23-0051-EOT2	Staff recommends APPROVAL, subject to conditions:	
23-0051-EOT3	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

23-0051-EOT1 CONDITIONS

Planning

1. This approval shall expire on February 18, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (20-0336-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0051-EOT2 CONDITIONS

Planning

1. This approval shall expire on February 18, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (20-0336-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0051-EOT3 CONDITIONS

Planning

1. This approval shall expire on February 18, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (20-0336-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for Extensions of Time for a previously approved Variance (20-0336-VAR1), Special Use Permit (20-0336-SUP1) and Site Development Plan Review (20-0336-SDR1) for a proposed expansion of an existing legal, nonconforming Church/House of Worship development on three lots located at 903 and 907 West Adams Avenue, and 906 West Washington Avenue.

ISSUES

- This is the first request for Extensions of Time.
- In February 2021, the City Council approved the following land use entitlement projects:
 - Variance (20-0336-VAR1) to allow a four-foot side yard setback where five feet is required, a 16-foot front yard setback where 20 feet is required, and a four-foot residential adjacency setback where 50 feet is required.
 - Special Use Permit (20-0336-SUP1) for a proposed 2,670 square-foot church/house of worship use.
 - Site Development Plan Review (20-0336-SDR1) for a 1,377 square-foot addition to an existing 1,293 square-foot church/house of worship with waivers of the perimeter landscape buffer requirements.

ANALYSIS

On 02/18/2021 the City Council approved a Variance (20-0336-VAR1), Special Use Permit (20-0336-SUP1) and Site Development Plan Review (20-0336-SDR1) for a proposed expansion of an existing legal, nonconforming Church/House of Worship use and building on three lots at the subject site. The applicant is proposing to extend the approval periods for 20-0336-VAR1, 20-0336-SUP1 and 20-0336-SDR1 for an additional two years. These are the first requests for an Extension of Time.

On January 20, 2021, the City Council approved a General Plan Amendment (20-0166-GPA1) and Rezoning (20-0166-ZON1) for parcels within the area described in the Vision 2045 Downtown Las Vegas Masterplan as the historic Westside District. This was done in order to allow for regulation of development under Title 19.09 (Unified Development Code – Form-Based Code). The subject site was included in this change where the land use designation was amended from LI/R (Light Industry/ Research) to FBC (Form-Based Code), and the zoning changed from M (Industrial) to T3-N (T3 Neighborhood Zone).

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Title 19.16 of the Unified Development Code deems a Variance, Special Use Permit and Site Development Plan Review exercised upon the issuance of a building permit for the primary structure; as none have been issued the Variance, Special Use Permit and Site Development Plan Review are set to expire. The applicant is requesting an Extension of Time to ensure the Variance, Special Use Permit and Site Development Plan Review do not expire. In the submitted justification letter, date stamped on 02/06/23, the applicant is requesting the Extension of Time due to project phasing decisions dependant on the owner's funding limitations.

FINDINGS (23-0051-EOT1, EOT2 and EOT3)

Pursuant to Title 19.16.100, 19.16.110 and 19.16.140, a Variance, Special Use Permit and Site Development Plan Review are deemed exercised upon the issuance of a building permit for new construction. If denied, the land use entitlements will have expired on 02/18/23. There are not any changes and redevelopments in the area. Staff supports this request, as the proposed development will not jeopardize public health, safety, and welfare; therefore, staff recommends approval of this request subject to a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/13/16	The Planning Commission approved a Variance (VAR-66138) to allow a four-foot side yard setback where five feet is required at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (SUP-66140) for a proposed 2,408 square-foot Church/House of Worship use at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (SDR-66141) for a proposed 1,073 square-foot addition to an existing 1,335 square-foot Church/House of Worship with Waivers to allow a zero-foot wide landscape buffer along the south property line and a ten-foot wide landscape buffer along a portion of the norther property line where fifteen feet is required at to allow a zero-foot wide landscape buffers on portions of the west and east property line where eight feet is required on 0.54 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/20/21	The City Council approved a General Plan Amendment (20-0166-GPA1) to amend a portion of the South east Sector Land Use Map of the General Plan from: L (Low Density Residential, ML (Medium Low Density Residential), M (Medium Density Residential, H (High Density Residential), MXU (Mixed Use Residential), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities to FBC (Form Based Code). The Planning Commission and Staff are recommending approval. If approved, this General Plan Amendment would amend the subject site from L to FBC.
	The City Council approved a Rezoning (20-0166-ZON1) from: R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic), and Undesignated (Formerly Right-of-Way) to: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood-Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker). The Planning Commission and Staff are recommending approval. If approved, this rezoning request would amend the subject site from R-1 to T3-N.
02/17/21	The City Council approved a Site Development Plan Review (20-0336-SDR1) for a proposed 1,377 square-foot addition to an existing 1,293 square-foot church/house of worship with waivers of the perimeter landscape buffer requirements on three lots located at 903 and 907 West Adams Avenue, and 906 West Washington Avenue. Staff recommended approval.
	The City Council approved a Special Use Permit (20-0336-SUP1) for a proposed 2,670 square-foot church/house of worship use on three lots located at 903 and 907 West Adams Avenue, and 906 West Washington Avenue. Staff recommended approval.
	The City Council approved a Variance (20-0336-VAR1) to allow a four-foot side yard setback where five feet is required, a 16-foot front yard setback where 20 feet is required, and a four-foot residential adjacency setback where 50 feet is required on three lots located at 903 and 907 West Adams Avenue, and 906 West Washington Avenue. Staff recommended approval.

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Most Recent Change of Ownership	
02/18/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/13/16	A Building Permit application (#313677) was processed for on-sites for a Church/House of Worship addition at 907 West Adams Avenue. The application is pending the outcome of these applications. A Building Permit application (#313169) was processed for a Church/House of Worship addition at 907 West Adams Avenue. The application is pending the outcome of these applications.
01/28/19	A Building Permit (C19-00320) was issued for a CLV design wall at 907 West Adams Avenue.
05/22/19	A Building Permit (C19-02228) was issued for HVAC improvements at 907 West Adams Avenue.
12/16/21	A Building Permit (PRC21-00158) was submitted for the construction of a Building addition of approximately 1377 s.f. and remodel the interior of the existing building to double the size of the building and expand its use. About 10 feet of the existing church building will be removed on the north end before the new addition is added at at 907 West Adams Avenue. The case was waiting for resubmittal on 12/16/21, and it was expired on 06/14/22.
05/24/22	A Building Permit application (C22-02191) was submitted for a interior remodel south end of the existing building to provide new accessible toilets and kitchenette at 907 West Adams Avenue. The case was prior to issue on 09/22/22. It will be expired on 09/19/23.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/01/23	A routine field check was conducted by staff; nothing was noted of concern.

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Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Church/House of Worship	FBC (Form-Based Code)	T3-N (T3 Neighborhood Zone)
	Parking Lot		
	Undeveloped		
North	Single Family, Detached	FBC (Form-Based Code)	T3-N (T3 Neighborhood Zone)
South	Single Family, Detached	FBC (Form-Based Code)	T3-N (T3 Neighborhood Zone)
East	Single Family, Detached	FBC (Form-Based Code)	T3-N (T3 Neighborhood Zone)
West	Single Family, Detached	FBC (Form-Based Code)	T3-N (T3 Neighborhood Zone)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
The Hundred Plan	Y
West Las Vegas	Y*
West Las Vegas Walkable Community Plan	Y**
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (140 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Expansion Area	Y***
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The West Las Vegas Plan seeks to preserve the character of existing neighborhoods.

**As discussed in the West Las Vegas Walkable Community Plan, “houses of worship provide residents locations to hold community events and socialize within their neighbors while exploring their community”.

***The goals and objectives of the Redevelopment Plan include rehabilitation and redevelopment within the Expansion Area.