

03/22/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PEBBLE RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:

USE PERMITS for the following: **1)** expansion of a place of worship; and **2)** reduce front setback.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduce parking; and **3)** modified commercial driveway standards.

DESIGN REVIEWS for the following: **1)** proposed building and expansion to parking area; **2)** alternative parking lot landscaping; and **3)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-501-003; 176-23-501-019 through 176-23-501-020

USE PERMITS:

1. Expansion of an existing place of worship.
2. Reduce the front setback to 14 feet 7 inches where 40 feet is required per Table 30.40-1 and Table 30.44-1 (a 63% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative street landscaping (Pebble Road) where Figure 30.64-17 is required.
2. Reduce parking to 240 spaces where 309 spaces are required per Table 30.60-1 (a 22% reduction).
3. Reduce throat depth to 2 feet 8 inches along Pebble Road where 100 feet is required per Uniform Standard Drawing 222.1 (a 97% reduction).

DESIGN REVIEWS:

1. Proposed building and expansion to parking areas for an existing place of worship.
2. Allow alternative parking lot landscaping where parking lot fingers per Figure 30.64-14 are required.
3. Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 6425 Pebble Road
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 14,800 (existing)/16,070 (proposed)
- Parking Required/Provided: 309/240 (Phase 1)/289 (Phase 2)

Request

The site was previously approved for, and consists of, a place of worship on the center parcel (APN 176-23-501-019) with parking on the east parcel (APN 176-23-501-020) which contains an access drive aisle for the school to the south. This application is to consolidate the prior land use requests and request a new place of worship building with redesigned parking area and access drive aisle for the school to go along with a future parking area on the west parcel (APN 176-23-501-003).

Site Plans

The plans depict an existing place of worship on the center parcel with a request for a new place of worship on the east parcel along with reconfigured parking and east ingress/egress drive aisle, as well as a future parking area on the west parcel.

Phase 1:

The proposed place of worship building is set back 20 feet from the right-of-way and the decorative cross at the northeast corner of the building is set back 14 feet 7 inches from the right-of-way. The existing basketball court, hall, and southerly parking areas are to remain unchanged. The east driveway will be redesigned to provide a 39 foot wide commercial driveway. Additionally, the redesigned east driveway meets the 100 foot throat depth required by Code, while there are no changes to the existing west driveway on Pebble Road. Parking for the Phase 1 portion of the site consists of 240 spaces (a 22% reduction).

Phase 2:

This phase consists of an additional parking area with ingress/egress driveway to Torrey Pines Drive, and landscaping along the street frontage and along the north and south property lines. Parking for Phase 2 consists of 289 spaces (a 6% reduction). The west driveway on Torrey Pines Drive has a depth of 28 feet to accommodate additional site parking.

Landscaping

The plans depict landscaping to be constructed in 2 phases. Phase 1 consists of landscaping with shrubbery on either sides of the detached sidewalk along APN 176-23-501-019 where there are several existing trees located adjacent to the existing building. Additional street landscaping with the continuation of the detached sidewalk is located adjacent to the existing basketball court and the proposed place of worship building. Street landscaping along APN 176-23-501-020 includes trees on either sides of the detached sidewalk, shrubbery, and groundcover. Parking lot landscaping is provided throughout the reconfigured parking area, and along both sides of the east driveway entrance throat depth, with additional trees provided along the south property line adjacent to the school site. Phase 2 consists of parking lot landscaping within APN 176-23-501-003 located along Torrey Pines Drive and adjacent to the less intensive use along the north and south property lines. Proposed landscaping materials match existing materials.

Elevations

Phase 1 consists of a single story, 30 foot high place of worship (church) to be constructed as part of an existing place of worship campus. The proposed design matches the existing place of worship; however, the colors are white, gray, and blue while the existing building consists of a range of desert tans and with blue pop-out accents. At the northeast corner of the proposed building is a metal cross painted with the blue accent color.

Floor Plans

The proposed place of worship consists of 16,070 square feet for lobby, restrooms, assembly seating, stage, backstage, green room, and video room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the existing place of worship and school to the south. The place of worship has an existing cross parking and access agreement with the school to the south for 71 parking spaces. The applicant also indicates that the additional worship space will allow for more uses to remain internal to the site and away from the adjacent houses. The reconfigured east commercial driveway will provide safe pedestrian access to the site as well as for access to the school to the south. The proposed landscaping adjacent to the new place of worship building and the Phase 2 parking area meets Code and redistributes required landscaping adjacent to parking areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900239 (UC-19-0920)	Extension of time for expansion to a place of worship parking lot with waiver for off-site improvements and commercial driveway standards	Approved by ZA	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0920	Expansion to a place of worship parking lot with waiver for off-site improvements and commercial driveway standards	Approved by BCC	January 2020
VS-19-0919	Vacated and abandoned a portion of Pebble Road and Torrey Pines Drive - expired	Approved by BCC	January 2020
WS-19-0584	Waiver for off-site improvements along Torrey Pines Drive and Pebble Road - withdrawn	Withdrawn	December 2019
UC-0797-15 (WC-0019-16)	Waived condition of a use permit requiring to provide a 10 foot wide landscape area with 1 row of trees planted generally 20 feet apart along the north property line on the south side of the drainage easement in conjunction with a place of worship	Approved by BCC	May 2016
UC-0797-15	Reduced the front setback for an approved place of worship with waivers to allow alternative street landscaping (Pebble Road) and along the south property line	Approved by BCC	January 2016
UC-0078-15	Place of worship with increased building height and reduced setback with waivers of development standards for alternative landscaping and off-site improvements	Approve by BCC	April 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Corridor Mixed-Use & Business Employment	R-E & H-2	School & undeveloped
East	Business Employment	M-1	Office warehouse
West	Corridor Mixed-Use	R-2	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0021	A request to vacate a portion of rights-of-way for Pebble Road and Torrey Pines Drive and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Use Permits #1 & #2

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed building expansion will not create an undue burden on public facilities or the surrounding neighborhood when considering the intermittent uses associated with a place of worship. The reduction in the front setback to 14 feet 7 inches is minimal and is only for the architectural detail (cross). Additionally, the proposed building is set back 20 feet from the front property line, which is aligned with the existing building.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

The proposed alternative landscaping along Pebble Road is minimal for the street frontage and includes existing trees to the north of the existing building and providing visual interest along the street frontage, while meeting the standards adjacent to the new development areas. Historically, the place of worship site and the school to the south have developed separately, including providing the necessary parking for each use on their own parcels. However, the two sites do have an Easement Agreement for shared ingress/egress access, parking, and utility easement. The agreement allows the two uses to provide additional parking area if needed for the other use. The Easement Agreement indicates the school hours between 7:00 a.m. to 5:00 p.m. weekdays, with no school events to include any portion of a Sunday. Staff finds the phased parking lots satisfactory as the site has shared parking with the school to the south while the site is under construction, and once operational. Providing additional parking with Phase 2 will further reduce the impact of parking into the surrounding neighborhoods and streets.

Design Reviews #1 & #2

The proposed parking lot landscaping is the same and compatible with the existing trees to match prior approval and meet quantity standard per Code. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses. Additionally, prior conditions of approval have either been addressed with the updated site design or current development standards have been applied to the project to update the site. Staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the westernmost driveway on Pebble Road and the driveway on Torrey Pines Drive. The 3 driveways should see equal use, helping to mitigate potential conflicts caused by the reduced throat depth.

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge UC-19-0920;
- Expunge UC-0078-15;
- Paint all buildings to match;
- Each phase shall not be occupied without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;

- Cross access to APN 176-23-501-021 shall remain open at all times per recorded document 20150724:0002336.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0280-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH SOUTHERN HILLS BAPTIST

CONTACT: JVC ARCHITECTS, 5385 CAMERON ST, SUITE 15, LAS VEGAS, NV 89118