

10/04/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PEBBLE RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400120 (UC-19-0465)-CHURCH THE ROCK:

USE PERMIT SECOND EXTENSION OF TIME for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modified driveway design standards; and **3)** full off-site improvements.

DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Pebble Road and the west side of Edmond Street within Enterprise. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-501-008; 176-24-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping for a proposed parking lot where parking lot landscaping is required per Figure 30.64-14.
2. Reduce throat depth to 55 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 45% reduction).
3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where full off-site improvements are required per Section 30.52.050.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Building Height (feet): 35
- Square Feet: 7,200
- Parking Required/Provided: 72/78 (total build-out)

Site Plans

The approved plans depict a 1 story place of worship which will consist of 2 buildings for a total of 9,000 square feet for the first phase of construction. Future phases will include additions to the proposed buildings, including classrooms and multi-purpose rooms that will bring the total square footage to 13,960 square feet. The proposed place of worship will be centrally located within the project site, approximately 85 feet from Pebble Road. To the east of the place of worship is the proposed classroom building, located approximately 85 feet from Pebble Road and approximately 63 feet from Edmond Street. The buildings are connected by walls and doors to create a courtyard. A 24 foot wide drive aisle for both internal traffic and emergency vehicle access encircles the proposed building. Access to the site is from Pebble Road via a 32 foot wide driveway in the northwest portion of the parcel. A proposed trash enclosure will be in the southwest corner of the parcel.

The applicant submitted revised site plans on August 25, 2021. The revised plans depict a single story place of worship with only 1 building that has a total of 7,200 square feet. The previously approved courtyard and the second building towards the east is now removed.

Landscaping

The approved plans depict street landscaping consisting of 15 foot wide landscape area along Pebble Road and an 8 foot wide landscape area along Edmond Street, along with perimeter landscaping proposed along the western and southern property lines consisting of both 24 inch box trees spaced every 20 feet on center and 15 gallon box trees spaced 20 feet on center. No landscape island fingers are provided between parking spaces within rows to break-up the longer rows of parking and is the subject of a waiver request for parking lot landscaping.

The revised plan depicts large Evergreen trees planted on street landscaping and along the west and south property lines. The trees will be 24 inch boxes and will have scattered 5 gallon drought tolerant shrubs with red gravel groundcover. This revised plan also shows that landscape island fingers are provided per Code. Drought tolerant shrubs and trees will be planted in landscape island fingers as well.

Elevations

The approved plans depict a 30 foot high building with a flat roofline and parapet walls.

The revised elevation plans depict a 35 foot high building with standing seam mansard and gable roofs and tan painted stucco walls. The building has metal fascia detail, a horizontal stucco band, and floor to ceiling windows on the north and east sides.

Floor Plans

The approved plans depict an auditorium for 320 seats and a separate building with 3 classrooms and a serving kitchen with an exterior courtyard with areas for barbeques and tables. The total internal space is 13,960 square feet when total build-out is completed with proposed future additions.

The revised floor plan depicts a 1 story building with the main entrance facing east. The buildings consist of a lobby, breakroom, a separate men's and woman's restroom, 2 offices, and

2 meeting rooms. A corridor leads into the second half of the building designed for multi-purpose use.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400139 (UC-19-0465):

Current Planning

- Until August 21, 2023 to commence;
- 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.
- Applicant is advised that 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-19-0465:

Current Planning

- Design review for future additions, including additions shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Right-of-way dedication to include 30 feet to back of curb for Edmond Street and 50 feet to back of curb for Pebble Road and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #0308-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant's justification letter, the decision was made to pause construction due to the need to restrict personal interactions during the pandemic. The applicant has partnered with a new contracting company, H&H Development, to aid with construction as of April 2021. Although construction has not commenced due to financial issues, the applicant has made progress with the Public Works Department and is requesting a second extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400139 (UC-19-0465)	First extension of time for place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	November 2021
UC-19-0465	Place of worship and waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles and equipment	Approved by PC	May 1999

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has an approved minor deviation and right-of-way dedication (PW23-15087), an approved drainage study (PW22-11008), and a tentative map application in review by the Public Works - Mapping Team (TM23-600006). Also, the applicant has an active off-site permit (PW22-18791) in review by the Public Works Department. Although the applicant has experienced delays to commence the project, staff can support the second extension of time due to approved and active applications with the Public Works Department. However, staff may not be able to support any future extensions of time requests if no construction activities have been done to commence the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until August 21, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: CHRISTINE REED

CONTACT: CHRISTINE REED, THE ROCK, A CHRISTIAN CHURCH, 9181 BRANFORD
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