

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0346-CHURCH FIRST CONGREGATIONAL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** eliminate street landscaping; **3)** increase maximum parking; **4)** allow alternative driveway geometrics; **5)** allow an existing attached sidewalk; **6)** waive off-site improvements (streetlight and sidewalk); and **7)** allow non-standard improvements within the right-of-way.

DESIGN REVIEW for a place of worship redesign on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Russell Road and east of Horseshoe Drive within Paradise. JG/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-25-411-033

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of the landscape buffer to 1 foot where a 15 foot wide landscape buffer is required along the north property line per Section 30.04.02 (a 93% reduction).
 - b. Reduce the width of the landscape buffer to 7 feet where a 15 foot wide landscape buffer is required along the east property line per Section 30.04.02 (a 53% decrease).
 - c. Allow a 3 foot high screen wall along a portion of the north property line where a 8 foot high decorative screen wall is required per Section 30.04.03.
 - d. Allow a single row of trees where a double row of evergreen trees are planted 20 feet off-set from one another along the north property line is required per Section 30.04.02.
 - e. Allow a single row of trees where a double row of evergreen trees are planted 20 feet off-set from one another along the east property line is required per Section 30.04.02.
2.
 - a. Eliminate street landscaping along Russell Road where 1 large tree and 3 shrubs shall be provided every 30 linear feet is required per Section 30.04.01.
 - b. Eliminate street landscaping along the southwest portion of Horseshoe Drive where 1 large tree and 3 shrubs shall be provided per Section 30.04.01.
 - c. Reduce street landscaping to 4 feet along Horseshoe Drive where a minimum of 6 foot wide landscaping strip shall be provided per Section 30.04.01.
3. Allow 27 parking spaces where 13 parking spaces are required and a maximum of 15 parking spaces is permissible per Section 30.04.04D (an 80% increase).

4. a. Permit existing residential pan driveways where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.
4. b. Reduce the departure distance to 61 feet along Horseshoe Drive where 190 feet is required per Uniform Standard Drawing 222.1 (a 67% decrease).
5. Allow an existing attached sidewalk where a detached sidewalk is required along Russell Road per Section 30.04.08.
6. Waive off-site improvements (streetlight and sidewalk) along Horseshoe Drive where required per Section 30.04.08.
7. Allow non-standard improvements within the right-of-way (wall, fence, and landscaping) along Horseshoe Drive.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2709 Horseshoe Drive
- Site Acreage: 0.5
- Project Type: Place of worship re-design
- Number of Stories: 1
- Square Feet: 3,200 (Proposed new place of worship building)
- Parking Required/Provided: 13/27
- Sustainability: 7/7

History & Site Plan

The plans depict an existing place of worship that was originally a single-family residence constructed in 1973. In 1998 the site was reclassified to a C-P zone to allow the existing residence to be converted into an office building. The conversion from a residence to an office building was completed with the approval of building permit BD02-43532 in 2002. In 2018, the property was approved through a use permit (UC-18-0102) for a place of worship. There is existing landscaping and a fence within the right-of-way of Horseshoe Drive which were shown outside the right-of-way on the plans provided for the reclassification of the site to the C-P zone.

The site is a unique shaped lot located on the northeast corner of Russell Road and Horseshoe Drive with the widest portion of the property located along the west side adjacent to Horseshoe Drive. There are 2 driveways on Horseshoe Drive; 1 to provide ingress to the site and the other to provide an egress that are connected by a one-way drive aisle. The narrowest portion of the site is along the east side. The applicant is now requesting to construct a new church building to replace the existing building. The changes will include the installation of a new metal building in the center portion of the parcel with an increase in the square footage from the current 1,995 square feet to a 3,200 square feet building. Title 30 requires 13 parking spaces; however, 27 parking spaces will be provided. The applicant did not provide a parking analysis prepared by a

Professional Traffic Operations Engineer to justify the increase in parking thus necessitating the waiver request.

Since the site is being modified to add additional parking, the proposed modifications are required to comply with current Title 30 requirements. The applicant is requesting several waivers of development standards for landscaping and buffering, street landscaping, increased maximum parking, departure distance, off-site improvements, and allow non-standard improvements within the right-of-way.

Landscaping

Along the north property line, the applicant is proposing a 1 foot to 10 foot wide landscape buffer adjacent to an existing angled parking area located northwest of the proposed church building. There is an existing 3 foot block wall on the northwest corner of the site that gradually increases in height to 8 feet towards the northeast corner of the site. The plans show a single row of trees within this landscape buffer.

The landscape area adjacent to Horseshoe Drive (west property line) remains unchanged, and the existing 3 foot high decorative wrought iron fence is located within the right-of-way, approximately 3 feet from the back of curb. The fence extends along the south property line adjacent to Russell Road for approximately 60 feet and connects to a block wall. This fence is located behind the back of sidewalk, but in front of the required landscape area along Russell Road.

Some of the existing landscaping will remain but the applicant is providing new trees along the north and east property lines and along Russell Road. The applicant is requesting to not install detached sidewalks along Russell Road.

Elevations

The plan depicts a proposed metal building that will be 23 feet in height with a pitched roofline with vertical metal, 22 inch tubular skylights, beige metal roof and metal with windows and metal overhangs. The west, south, and east facing elevations include some architectural enhancements, while the north facing elevation does not.

Floor Plans

The plans depict a floor plan with a sanctuary room, office and storage, kitchen, and restrooms. The new place of worship building will have an overall area of 3,200 square feet.

Applicant's Justification

The applicant states they are seeking approval to construct a new church building to replace the existing building currently used as a place of worship. The existing building is insufficient to meet the client's needs, and the proposed expansion will better serve the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400157 (UC-18-0102)	First extension of time for place of worship	Approved by PC	March 2020
UC-18-0102	Place of worship, waiver of development standards for alternative landscaping, bicycle parking, alternative parking lot design and layout, reduced driveway width and allowed non-standard improvements to remain within a right-of-way	Approved by PC	March 2018
ZC-0905-08 (WC-0175-02)	Waiver of conditions of a zone change requiring: 1) commercial access to Russell Road; 2) full off-sites on Horseshoe Drive to include L-curb, sidewalks, and streetlights; and 3) vehicular and building access from Russell Road only	Approved by BCC	August 2002
ZC-0905-98	Reclassified the site from R-E to C-P zoning to convert an existing residence to an office building	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up 2 du/ac)	RS20 & CP	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Neighborhood Commercial	CP & RS20	Personal services & single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff cannot support the proposed waivers of development standards. While the place of worship in its current state has been in operation the proposed improvements and alterations require the property to be in compliance with current code regulations. A re-design of the parking lot would lend itself to have the room to accommodate the buffering and screening standards as well as provide street landscaping along Russell Road. The requested waivers of development standards is a self-imposed hardship; therefore, staff cannot support these requests.

Waiver of Development Standards #3

A parking demand study prepared by traffic engineer may be submitted to demonstrate the need for a higher quantity of parking than required by Table 30.04-2. Staff recognizes that ample parking is beneficial for a place of worship because additional on-site parking not only benefits the members of the congregation, but it also benefits the neighbors since less attendees will park along Russell Road or Horseshoe Drive. For this reason, staff can support this request.

Design Review

Staff finds that since the applicant is proposing a new building and the parking lot is being re-designed, the applicant can accommodate Title 30 standards such for buffering and screening, parking lot design, street landscaping, installing off-site improvements, and updating existing driveway conditions. Furthermore, the proposed church building does not feature 4 sided architecture. Elevation plans show that only 3 sides of the building feature architectural enhancement, while the north facing elevation only includes 1 door. The north facing elevation faces an existing residence to the north. Lastly, the proposed trash enclosure location can be relocated elsewhere in the parking lot to avoid any potential conflicts with the parking space adjacent to it. Staff determines that the number of waivers of development standards is excessive and can be mitigated to off-set or reduce the impacts that may result from the requested waiver of development standards; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to keep the existing residential driveways. As the site is a complete rebuild, there is no reason they cannot meet commercial standards. Vehicles entering the most southerly driveway on Horseshoe Drive will conflict with the vehicles trying to access parking spots 11 and 12, creating potential for the stacking of vehicles within the right-of-way close to an arterial street. Since Russell Road is an arterial street, it is imperative that traffic can flow without the impediment of vehicles attempting to access the parking lot.

Waiver of Development Standards #4b

Staff cannot support the reduction of the departure distance along Horseshoe Drive. Staff has concerns with the traffic coming off of Russell Road as well as the residential traffic to the north being in conflict with movements from both of the driveways on Horseshoe Drive.

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Russell Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from

traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #6

Staff cannot support the request to not install sidewalks and streetlights on Horseshoe Drive. Sidewalks on public streets provide a safe pathway which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Streetlights not only provide safety for motorists, but they assist in improving security. Therefore, staff cannot support this request.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any non-standard improvements placed in the right-of-way. Staff can support waiver of development standards #7, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, and #4 through #7 and the design review.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0182-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SSA ARCHITECTURE

CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117