

07/17/24 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400065 (UC-0652-14)-CHURCH ST JOHN BAPT GREEK ORTHOD:**

**USE PERMITS SIXTH APPLICATION FOR REVIEW** of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.

**DESIGN REVIEW** for a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/jud/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-26-703-001; 163-26-703-002; 163-26-703-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from live outdoor entertainment to zero feet where a minimum of 500 feet is required (a 100% reduction).
2. Reduce parking to 177 spaces where 363 spaces are required (a 53% reduction).

**LAND USE PLAN:**

SPRING VALLEY - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5300 El Camino Road
- Site Acreage: 8.5
- Project Type: Recreational facility with live outdoor entertainment
- Parking Required/Provided: 363/177

Site Plans

The original plans depicted the set-up for an annual outdoor commercial event (Greek Food Festival) that typically occurs in the latter part of September. Located east and southeast of the existing place of worship, temporary structures and activities are shown, which are typical of this outdoor event, and include but are not limited to the following: tents/canopies covering various food stations and eating/drinking areas, portable ovens, ice storage, restrooms, storage trailers, kids area, portable rides, dance floor, and stage. The dance floor and stage are located in the southeast corner of the site with sound directed northwest toward the place of worship. A use

permit was required to eliminate the setback requirements for outside activities and live entertainment from property lines and adjacent residential developments.

### Parking

During the festival, on-site parking is dedicated to employees and volunteers of the festival and handicap accessible spaces for patrons of the event. As a result, most patrons of the event park along Hacienda Avenue, between Jones Boulevard and Torrey Pines Drive, in a herringbone fashion on both sides of the street. This method leaves 1 lane of travel in each direction, and according to the applicant, allows for easy access to the event. Additional standard street parking is provided on Hacienda Avenue west of Torrey Pines Drive. In August 2015 the Board approved a satellite parking lot (UC-0369-15) for this event at the southeast corner of Jones Boulevard and Russell Road. Subsequent applications for review were approved, coordinating the time limit with UC-0652-14.

### Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400109 (UC-0652-14):

#### Current Planning

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400110 (UC-0369-15);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 application for review; 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 AR-18-400100 (UC-0652-14):

#### Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400099 (UC-0369-15);
- No parking on Torrey Pines Drive, north of Hacienda Avenue.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 AR-0071-17 (UC-0652-14):

Current Planning

- Until September 3, 2018 to review as a public hearing and to run concurrently with UC-0369-15 (AR-0072-17).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 AR-0056-16 (UC-0652-14):

Current Planning

- Until September 3, 2017 to review as a public hearing;
- 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 and application to review; 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.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations both on-site and within 750 feet.

Listed below are the approved conditions for AR-0051-15 (UC-0652-14):

Current Planning

- Until September 3, 2016 to review as a public hearing.
- Applicant is advised that 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.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-0652-14:

**Current Planning**

- 1 year to commence and review as a public hearing;
- 1 event per year;
- Live entertainment hours from noon to 11:00 p.m. on Friday and Saturday and all other days from noon to 10:00 p.m.;
- Closing times to be 11:00 p.m. on Friday and Saturday, and all other days to be 10:00 p.m.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Public Works – Development Review**

- Coordinate special event parking with Public Works;
- Applicant to obtain a Special Event permit from the Las Vegas Metropolitan Police Department.

Applicant’s Justification

The attendance of the festival has dropped over the past 10 years by around 3,000 people and the previous satellite parking lot on Jones Boulevard has not been utilized to its full potential. To accommodate for the 100 parking spots a day it provided, the applicant will be increasing the shuttle buses that pick up the festival attendees at no charge and take them to the designated drop off at the festival entrance. The shuttle runs along Hacienda Avenue, from Redwood Street (on the west side of Hacienda Avenue) to Edmond Street (on the east side of Hacienda Avenue). Additionally, the children’s area will be downsized to provide valet parking. Since the past renewal, ride share (Lyft, Uber etc..) has become increasingly popular with attendees. These changes should accommodate for the loss of parking on the previous satellite parking lot.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-21-400109 (UC-0652-14)	Fifth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2021
AR-18-400100 (UC-0652-14)	Fourth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	June 2018

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-0071-17 (UC-0652-14)	Third application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	July 2017
AR-0056-16 (UC-0652-14)	Second application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2016
AR-0051-15 (UC-0652-14)	First application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2015
UC-0652-14	Recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	September 2014
UC-0571-12	Outdoor live entertainment - expired	Approved by BCC	November 2012
TC-0776-12	Temporary commercial event (Greek Food Festival)	Approved by ZA	September 2012
UC-1557-05 (ET-0351-07)	First extension of time to review outdoor live entertainment - expired November 17, 2011	Approved by PC	December 2007
UC-1557-05	Outdoor live entertainment in conjunction with a place of worship - 2 years for review as a public hearing - expired	Approved by PC	November 2005
NZC-1389-04	Reclassified portions of the place of worship from R-E to C-2 zoning for a banquet facility	Withdrawn	November 2004
UC-0567-98	Multi-purpose building in conjunction with a place of worship	Approved by PC	May 1998
UC-0108-90	Place of worship	Approved by BCC	June 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Condominium subdivision
West	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Place of worship & 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

A sixth review was required for UC-0652-14. The applicant has demonstrated compliance with previous conditions and there are no CCPRO violations. Since the satellite temporary parking lot is no longer utilized by the applicant, staff finds a 3-year review is necessary to address any parking issues. Staff can support additional time for review.

#### 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 September 3, 2027 to review or UC-0652-14 will expire unless the application for review is extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KAREN RAWLINSON

**CONTACT:** KAREN RAWLINSON, 5300 SOUTH EL CAMINO ROAD, LAS VEGAS, NV  
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