

09/22/21 BCC AGENDA SHEET

PLACE OF WORSHIP/SCHOOL
(TITLE 30)

UPDATE
PEBBLE RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:

HOLDOVER WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

Site Plans

The plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

Phase I

The plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary

school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) off-site improvements designed to rural standards for all rights-of-way along Torino Avenue, Buffalo Drive, Pebble Road, and Warbonnet Way; 2) decomposed granite foot paths, street landscaping, and parking lot landscaping; 3) playgrounds and grass fields located on the western portion of the site; 4) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and 5) a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking up students for the school. All of the perimeter streets will be constructed to rural standards.

Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center are located on the northern portion of the site along Torino Avenue.

Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. The conditions of approval, from the previously approved project required a 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential.

Elevations

Building A is a 2 story building with a varied roofline 25 feet in height and Building B is a single story building with a varied roofline 20 feet in height. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront window and door treatments, and metal canopies.

Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0705-17:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases; 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;

- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

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 #0330-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that since the time of the original approval, a residential project has been proposed on the northeast corner of Buffalo Drive and Pebble Road. This project was approved, having the typical 50 feet right-of-way on both Buffalo Drive and Pebble Road. The applicant has coordinated with Public Works Development Review staff on this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-0705-17)	Extension of time for place of worship and proposed school	Approved by ZA	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0705-17	Place of worship and proposed school - expired	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held No Date	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (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**Public Works - Development Review**

Staff has no objection to the request to waive the dedication of additional right-of-way for dual left turn lanes. The extra dedications were not acquired from other properties at this intersection, so the additional right-of-way would not be able to serve its purpose.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:**Clark County Water Reclamation District (CCWRD)**

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTEST: 3 cards

COUNTY COMMISSION ACTION: August 18, 2021 – HELD – To 09/22/21 – per the applicant.

APPLICANT: JEREMY MCCAY

CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135