

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400137 (UC-0762-17)-GRACE PRESBYTERIAN CHURCH:

USE PERMIT FOURTH EXTENSION OF TIME to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; and **4)** parking lot landscaping.

DESIGN REVIEW for a proposed place of worship on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; **2)** 10 foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building E to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building G to the south of Building F (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building E; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building E (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings A and C may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site.

Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

163-32-501-013

USE PERMIT:

Increase the height of a proposed ornamental spire to 60 feet where a maximum height of 50 feet is permitted per Table 30.40-4 and Table 30.44-1 (a 20% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed decorative block wall to 8 feet where a maximum decorative block wall height of 6 feet is permitted per Section 30.64.020 (a 33% increase).
2.
 - a. Provide no cross access between the project site and adjacent parcels where required per Table 30.56-2.
 - b. Provide no cross access between the project site and adjacent parcels where required within the CMA Design Overlay District per Section 30.48.640.
3. Reduce the required parking spaces to 329 spaces where 386 parking spaces are required per Table 30.60-1 (a 14.8% reduction).
4.
 - a. Reduce parking lot landscaping where 1 large canopy tree for every 6 parking spaces or 1 medium tree for every 4 parking spaces is required per Figure 30.64-14.
 - b. Provide no landscape finger islands where required per Figure 30.64-14.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 50 (place of worship)/60 (ornamental spire)
- Square Feet: 38,565
- Parking Required/Provided: 386/329

Site Plans

The previously approved plans depict a proposed 2 story place of worship consisting of 38,565 square feet. Access to the project site is granted via proposed driveways along Oquendo Road and Durango Drive. The building is set back 22 feet from the eastern property line along Durango Drive, therefore meeting the 1:3 height setback ratio from an arterial street. Enhanced paving is located at the proposed driveways along Durango Drive and Oquendo Road. Detached sidewalks are provided along Durango Drive and Oquendo Road. The building is located on the

southeast corner of the site with 2 courtyards located on the west side of the building. Both courtyards serve as the primary entrances to the place of worship. Additional entrances are featured along the northern and eastern portions of the building, adjacent to Durango Drive. The required parking for the place of worship is located to the west and north of the building. The required trash enclosure is located at the northwest corner of the building, adjacent to a loading space. A carport structure, 180 feet in length, is located along a portion of the western property line. There are 398 parking spaces being provided where 386 spaces are required. Thirteen bicycle spaces are provided where 13 spaces are required. The bicycle spaces are located along the northern and southeastern portions of the building. A water feature was previously approved on site but was later withdrawn. Several conditions from the original zone change were waived with this application.

Elevations

Per the previously approved plans, the overall height of the 2 story place of worship ranges between 22 feet to 60 feet, the highest point of the ornamental spire. The building will be painted in neutral, earth tone colors. The south elevation depicts a varying roofline ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. A stained-glass window is also featured on the south elevation. The east elevation features a varying roofline ranging in height between 31 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system is centrally located along the east elevation. Various windows are also depicted on the east elevation. Entrance doors to the place of worship are also depicted on the east elevation. The north elevation depicts a varying roof line ranging in height between 31 feet to 50 feet. The materials consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. Entrance/exit doors are also depicted on the north elevation. The west elevation features a varying roof line ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system with tinted glazing is centrally located along the west elevation featuring the primary entrance to the building. A solar panel trellis is located above a portion of the aluminum storefront window system and parapet wall. A carport structure, with a maximum height of 8.5 feet, consists of a factory finished metal roof and metal supporting columns.

Floor Plans

The previously approved plans depict a first floor area consisting of 29,350 square feet. Areas on the first floor include a chapel, choir room, sanctuary, church offices, classroom, restrooms, storage rooms, kitchen, and other miscellaneous rooms. The second floor area consists of 9,215 square feet, including classrooms, restrooms, and a room for miscellaneous uses.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400125 (UC-0762-17):

Current Planning

- Until October 17, 2023 to commence.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contributions toward public infrastructure necessary to provide service because of the lack of necessary public service in the area.
- Applicant is advised that the installation and use of coiling systems that consumptively use water are 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 and 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400001 (UC-0762-17):

Current Planning

- Until October 18, 2022 to commence.
- Applicant is advised that additional extensions of time will not be supported; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-19-900657 (UC-0762-17):

Current Planning

- Until October 18, 2020 to commence.
- 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.

Listed below are the approved conditions for UC-0762-17:

Current Planning

- Construct a covered trellis over the outdoor water feature located in the courtyard to reduce evaporation;

- 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; applicant is advised that if the design review for the water feature is approved, an administrative design review must be approved prior to the operation of the water feature; 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road or 25 feet to back of curb on Oquendo Road if a detached sidewalk is provided.

Applicant's Justification

Per the applicant, after the Board of County Commission meeting in January 2023, a drainage study was resubmitted with Public Works (PW22-18322). This is because of the Durango Storm Drain system. The applicant continues to work with Public Works and is reviewing alternatives including suitable bubbler system and reconfiguration the parking lot to accommodate the flow. Therefore, it has caused a delay in the project and the applicant is requesting an additional extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400125 (UC-0762-17)	Third extension of time for a place of worship	Approved by BCC	January 2023
ET-21-400001 (UC-0762-17)	Second extension of time for a place of worship	Approved by BCC	March 2021
ADET-19-900657 (UC-0762-17)	First extension of time for a place of worship	Approved by ZA	September 2019
UC-0762-17	Increase the height of an ornamental spire for a place of worship	Approved by BCC	October 2017
ZC-1744-03 (WC-04-0234)	Waived conditions of a zone change in conjunction with a shopping center	Approved by BCC	October 2004
TM-0371-04	Commercial subdivision	Approved by PC	August 2004
ZC-1744-03	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Undeveloped
East	Neighborhood Commercial	C-1	Shopping center
West	Corridor Mixed-Use	R-4	Multiple family residential

This site is located in the Public Facilities Needs Assessment (PFNA) area.

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.

While the applicant has been working with Public Works regarding the drainage study and re-design of the parking lot because of the Durango Storm Drain system flow, the applicant does not have any other active permits to show progression for this project. It has been 6 years since the original approval and the Board of County Commissioners have recently adopted a new zoning code. Staff does not support this extension of time request and recommends that the applicant re-apply for the project when progress can be made to commence the project. If the extension is approved, staff recommends a 6 month time limit in order for the drainage study to be approved.

Staff Recommendation

Denial.

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:

- Until April 17, 2024 to complete drainage study;
- Until October 17, 2024 to commence.
- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: GRACE PRESBYTERIAN CHURCH

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