

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400125 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:

USE PERMIT THIRD 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 REVIEWS for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature 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)** ten 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/dd/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.

DESIGN REVIEWS:

1. A proposed place of worship.
2. A proposed outdoor water feature.

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: 50 feet (place of worship)/60 feet (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 a 350 square foot outdoor water feature (fountain) located in a courtyard, on the northwestern portion (rear) 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. Three hundred twenty-nine parking spaces are 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.

Elevations

Per the previously approved plans, the overall height of the 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 roof line 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. The outdoor water feature (fountain) has an overall height of 5 feet and is 20.5 feet wide at the base. The fountain will be painted in neutral earth tone colors matching the color palette of the building.

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-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 is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication of right-of-way to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0490-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that another extension of time will be necessary to ensure that all their building permits can be submitted for, and Public Works reviews can be completed. The applicant also states that their civil plans are currently under review (PW22-18322), and that building plans will be submitted upon the civil plan approvals. The applicant is, therefore, requesting this extension of time be approved.

Prior Land Use Requests

Application Number	Request	Action	Date
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
WC-04-400234	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

Current 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

Due to recent changes in Code, ornamental water features are no longer permitted; therefore, Design Review #2 should be denied. In addition, the applicant has not shown any progress toward commencing the project since the original approval of UC-0762-17; therefore, staff cannot support this request.

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:

Current Planning

If approved:

- 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 contribution 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 colling 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 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: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: GRACE PRESBYTERIAN CHURCH

CONTACT: DANNY MCGINNIS, 7250 PEAK DRIVE SUITE 216, LAS VEGAS, NV
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