

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0401-FOUNDATION CHRISTIAN CENTER:

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay.

Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor.
MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

140-04-301-001; 140-04-301-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow 105 parking spaces where 42 parking spaces are required and a maximum of 48 parking spaces are allowed per Section 30.04.04D.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.05 (portion)
- Project Type: Parking lot
- Parking Required/Provided: 42/105

Site Plan & Request

On the eastern parcel, APN 140-04-301-009, there is an existing place of worship approved in 2023 by ADR-22-900819 and a convenience store approved in 2022 by ADR-22-900499. The place of worship is located on the southern portion of the parcel and the convenience store is located on the northern portion of the parcel. The western parcel, APN 140-04-301-001, is proposed to be developed as a parking area to be used in conjunction with the place of worship and the convenience store.

The site plan depicts a parking area consisting of 23 parking spaces covering the entirety of APN 140-04-301-001. There is also bicycle parking provided in the southeast corner of the site.

Access to the parking area will be provided on the northeast corner of the western parcel through the eastern parcel.

Landscaping

The landscape plan depicts a 15 foot wide landscape strip located behind the existing attached sidewalk along Craig Road. Additionally, there are landscape strips and finger islands throughout the parking lot. Landscape materials for the site consist of medium evergreen trees and various shrubs and groundcover. There is also a proposed 6 foot high decorative wrought iron fence on the west and south sides of the parking area.

Applicant's Justification

The applicant states that the parking area is needed to accommodate customers of the convenience store and the growing attendance of the place of worship on APN 140-04-301-009. The applicant also states that they will install water efficient landscaping and bicycle parking so that the parking lot is sustainable.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022
ZC-0831-08	Reclassified to C-2 with a use permit for a banquet facility - use permit is expired	Approved by BCC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Business Employment	H-2 (AE-70)	Multi-family residential
East	Corridor Mixed-Use	CG (AE-70)	Office & retail development
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
ZC-25-0400	A zone change from H-2 to CG on APN 140-04-301-001 is a companion item on this agenda.

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

Waiver 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.

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. With the numbers of the congregation for the place of worship reportedly growing, the increase in parking may improve the flow of traffic throughout the site. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the establishment of a parking lot on APN 140-04-301-001 will facilitate the growth of the congregation of the place of worship and provide additional parking for the convenience store. The applicant is also providing more landscaping than what is required by Title-30, which will reduce the urban heat island effect in the area. For these reasons, staff can support this request.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE, SUITE 414, LAS VEGAS, NV 89123