

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400016 (UC-22-0688)-CENTER FOR SPIRITUAL LIVING:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CP (Commercial Professional) Zone.

Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/my/ng (For possible action)

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RELATED INFORMATION:

**APN:**

161-30-816-003; 161-30-816-005; 161-30-816-006; 161-30-816-008; 161-30-816-009; 161-30-816-010 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4080 E. Russell Road
- Site Acreage: 4.1 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 5,135
- Parking Required/Provided: 194/195

Site Plan

The approved plan depicts a place of worship in Building 2 of the Russell Gateway Professional Center located at the southeast corner of the property at the intersection of Russell Road and Gateway Road. The office center includes 195 parking spaces with driveway access from the central part of the property at Russell Road. The applicant provided a shared parking schedule for the property that showed maximum capacity taking place on weekends between 7:00 a.m. and 6:00 p.m. The shared parking schedule showed adequate parking at maximum capacity during the weekends. The maximum amount of parking needed during peak hours on weekdays was determined to be approximately 178 parking spaces out of 195 available parking spaces.

### Landscaping

The office complex has existing landscaping on the perimeter, including sidewalks along Russell Road, Gateway Road, and Annie Oakley Drive. An existing landscape strip is located on the north property line adjacent to the existing single family residential properties. Landscaping is provided with the existing interior parking lot.

### Elevations

The plans and photographs show an existing office building with numerous aluminum frame windows on each face, stucco siding, stone veneer, and tile roof. The primary entrance is located on the west side of the building, facing the parking lot.

### Floor Plans

The approved plans depict a foyer entrance, offices, an accessory bookstore space, conference rooms, restrooms, office space, and accessory classroom spaces surrounding an assembly area and stage. The assembly area does not have fixed seating.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0688:

#### Current Planning

- 1 year to review as a public hearing.
- 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; 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.

#### Clark County Water Reclamation District

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

### Applicant's Justification

The applicant acknowledges that their requested special use permit (UC-22-0688) was approved with the condition that a review be completed in a year from February 2023 and, as such, are now seeking to comply with this condition in February 2024.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0688	Place of worship	Approved by PC	February 2023
WS-0581-06	Office complex	Approved by PC	July 2006
ZC-1088-03	Reclassified from R-E to CRT zoning	Approved by BCC	August 2003
ZC-1514-02	Reclassified from R-E to R-1 zoning and increased cul-de-sac length	Denied by BCC	December 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Vacant, substation, & single family residential
East	Neighborhood Commercial	RS20	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**

Title 30 standards of approval for an application for review 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 since the original approval.

Staff finds that the applicant was issued a certificate of occupancy on October 26, 2023 and maintained their 1 year timeframe for submitting a request for review. There have been no known violations or complaints regarding this requested place of worship with the Clark County Public Response Office.

**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**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KELLI MARSHALL

**CONTACT:** KELLI MARSHALL, CENTER FOR SPIRITUAL LIVING, P.O. BOX 97716,  
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