

## 12/03/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:**

**DESIGN REVIEW** for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise.  
JJ/rr/kh (For possible action)

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#### RELATED INFORMATION:

##### **APN:**

176-16-601-050

##### **LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

##### **BACKGROUND:**

###### **Project Description**

###### General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2 (proposed cultural center)/3 (proposed temple)
- Building Height (feet): 35 (proposed cultural center)/45 (proposed temple)/44 (proposed statue)
- Square Feet: 31,000 (proposed cultural center)/47,000 (proposed temple)/78,000 (total)
- Parking Required/Provided: 153/155
- Sustainability Required/Provided: 7/7

###### Site Plan & History

A design review and a use permit for a place of worship was approved via UC-20-0338 on the subject site in June 2021. The project consisted of a 42,918 square foot building with 2 floors in the center of the site which included an auditorium, lecture room, dining areas, and 28 guest rooms. Also approved were waivers of development standards to reduce the building setback to a residential use, reduce throat depth, and decrease departure distance for a driveway on Wigwam Avenue. Extensions of time were granted in June 2023 and most recently in May 2024 for 2 years.

In March 2025, WS-25-0016 approved revised plans for the project. The new plans depicted 2 buildings totaling 51,410 square feet to be developed in 2 phases. Phase 1 included a 20,410 square foot 2 story monastery and cultural center with 24 bedrooms located on the northern

portion of the site. Phase 2 included a 31,500 square foot, 2 story temple with 24 bedrooms located on the southern portion of the site with a statue proposed south of the temple building. Waivers for residential adjacency were approved to allow the temple to be 45 feet and the statue to be 44 feet in height. Waivers were also approved to further reduce the departure distance for a driveway on Wigwam Avenue and decrease the width of portions of the landscape buffer adjacent to the entrance portals. The waivers of development standards and design review portions of UC-20-0338 were expunged.

With this application, a revised plan was submitted which proposes to increase the size of the monastery and cultural center to 31,000 square feet to be constructed in Phase 1 and to add 16 bedrooms to the building for a total of 38 rooms. The first floor consists of a large hall and stage. Surround by 16 bedrooms, 2 memorial halls, a coffee shop, tea room, kitchen, and restrooms. The second floor is open to below and includes 22 bedrooms. Also, with Phase 1 a Bhaisayjaguru Buddha statue and pagodas will be constructed on the east side of the cultural center, as well as the entrance portals and decorative gates to the parking areas. The plan also proposes to increase the size of a temple to be constructed in Phase 2 to 47,000 square feet and would add 26 bedrooms to the previously approved 24 rooms for a total of 50 rooms. The first floor of the temple consists of a nave and stage (sanctuary) with 2 prayer chambers on each side of the sanctuary. Behind the sanctuary is a dining hall with restrooms and each side, a kitchen, reception area, and a meeting room. The second and third floors include living quarters with 25 bedrooms on each floor. The 3<sup>rd</sup> floor is being added to the temple, however, the overall height of the building of 45 feet is not proposed to change. Two storage areas totaling 1,542 square feet are at a mezzanine level between the 1<sup>st</sup> and 2<sup>nd</sup> floors. Also in the 2<sup>nd</sup> phase is a previously approved 44 foot tall Buddha statute with storage south of the temple and a new 1,250 square foot swimming pool proposed to be added on the northeast side of the cultural center. The total building area is proposed to increase to 78,000 square feet with 88 bedrooms.

The temple is set back 153 feet, 5 inches from the south property line along Wigwam Avenue, 46 feet, 10 inches from the street side along Buffalo Drive to the east, and 85 feet, 4 inches from the interior property line to the west. The cultural center is set back 63 feet, 3 inches from the street side along Buffalo Drive to the east, 102 feet, 6 inches from the interior property line to the west, and 30 feet from the north property line along Camero Avenue. The 44 foot tall Buddah statue is set back 97 feet, 8 inches from the front (south) property line along Wigwam Avenue, 102 feet, 8 inches from the street side along Buffalo Drive, and 141 feet, 1 inch from the interior side to the west. The 20 foot tall Bhaisayjaguru Buddha statue is set back 27 feet from the street side along Buffalo Drive, and 3 pagodas are set back 12 feet, 10 inches from Buffalo Drive. The swimming pool is set back 23 feet, 1 inch from the street side along Buffalo Drive and 43 feet, 6 inches from the rear property line along Camero Avenue to the north.

The site is accessed from 2 driveways, 1 on Wigwam Avenue and 1 on Camero Avenue. Each driveway has an entrance portal and a decorative gate that will be open during business hours. The south entrance portal is set back 40 feet from the front property line along Wigwam Avenue and 5 feet, 5 inches from the interior property line to the west. The north entrance portal is set back 37 feet, 7 inches from Camero Avenue and 11 feet, 5 inches from the west property line. On-site parking consisting of 146 vehicle parking spaces, including 6 accessible spaces, 2 motorcycle spaces, 5 EV-installed and 39 EV-capable spaces are provided. Parking is located to

the south of the temple and statue, between the temple and the monastery cultural center and along the west side of the property. Eight street parking spaces are also available along the south side of Camero Avenue, a local street, for a total of 155 parking spaces where 153 spaces are required.

The site is surrounded by a decorative screen wall which is 6 feet in height along Buffalo Drive and Camero Avenue. Along the Wigwam Avenue frontage, within the front setback, the wall is proposed to be 3 feet tall on top of a maximum 2 foot retaining wall. On top of the screen wall, a 3 foot tall open wrought iron fence is proposed. Along the west property line is an 8-foot-tall decorative screen buffer wall located on top of a maximum 3 foot tall retaining wall. The grade of the subject site is lower than the single-family residential properties to the west and Wigwam Avenue to the south.

### Landscaping

The plan indicates that street landscaping, parking lot landscaping, and a landscape buffer with a screen wall along the west side of the property are being provided. Along Wigwam Avenue, Buffalo Drive, and Camero Avenue, street landscaping consists of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The street landscaping includes large Indian Rosewood trees set apart approximately 30 feet on center with 3 shrubs proposed per tree. Within the parking areas there are medium Desert Oak trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements, except in the parking areas immediately north of the temple. A landscape island is not provided on the westernmost side of the parking spaces due to location of a pedestrian walkway. Also 2 trees are shifted at the eastern side of the parking spaces due to the presence of a walkway and a trash enclosure. An alternative landscape plan is requested. There are 19 large trees provided within the street landscape areas along Buffalo Drive and Wigwam Avenue within 20 feet of the parking spaces which will meet or exceed the necessary shading requirements in those parking areas. A landscape buffer is provided along the west side of the property where it abuts a single-family area. The buffer includes 2 alternating rows of evergreen Mulga Acacia trees, planted 20 feet on center in each row. The landscape buffer is 15 feet wide except where it abuts the entrance portals where it is reduced to a minimum of 5 feet 5 inches wide at the southern portal and 11 feet 5 inches wide at the northern portal. A waiver to reduce the landscape buffer width was previously approved via WS-25-0016. An 8 foot tall decorative screen wall is located along the west property line.

### Elevations

The plans depict 4 sided architecture with similar styles on all structures, including overhanging multi-level rooflines, decorative upturned eaves, and tall columns. The maximum height of the temple is 45 feet on the south side of the building. The remainder of the temple is a maximum height of 41 feet at the top of the roof ridge. The monastery cultural center has a maximum height of 35 feet. The entrances to both buildings face south. The accessory structures include a Buddha statue that is 44 feet in height, which includes a 13 foot tall base and enclosed storage area below, a smaller statue on the east side of the cultural center which is 20 feet in height, and several pagodas which are 12 feet in height. There are 2 entrance portals with decorative gates at each driveway entrance which are both 25 feet in height and exhibit a similar architectural style to the main structures.

### Floor Plans

The monastery cultural center floor plan indicates 2 levels within the building. The first floor consists of a large hall and stage surrounded by 16 bedrooms, 2 memorial halls, a coffee shop, tearoom, kitchen, and restrooms. The second floor is open to below and includes 22 bedrooms. Two stairways and elevators are proposed to connect the two levels. The living quarters total 17,921 square feet while the remainder of the cultural center is 13,079 square feet.

The temple floor plan indicates 3 main levels within the building. The first floor is 14,030 square feet and consists of a nave and stage (sanctuary) with 2 prayer chambers on each side of the sanctuary. Behind the sanctuary is a dining hall with restrooms and each side, a kitchen, reception area, and a meeting room. The building is surrounded by an exterior arcade with a front entrance terrace. The second floor and third floors are each 15,426 square feet and connected by 2 stairways and 2 elevators. The second and third floors include living quarters with 25 bedrooms on each floor. Two storage areas totaling 1,542 square feet are at a mezzanine level between the 1<sup>st</sup> and 2<sup>nd</sup> floors.

### Applicant's Justification

The applicant states they are proposing changes to a previously approved temple and monastery cultural center on the subject site. Once complete, the applicant hopes to offer programs that emphasize mental support retreats, self-awareness training, and the creation of a harmonious self-controlled life for people living in the AI century. The applicant also describes some of the changes including increasing the sizes of the temple and cultural center, adding a third floor to the temple, increasing the living quarters from 24 to 50 rooms in the temple, and from 24 rooms to 38 rooms in the cultural center. The street landscaping is the same as the last design review, however, an alternative landscape plan is requested for the parking area north of the temple to allow the pedestrian walkways between the parking space and landscape islands. The site achieves 7 sustainability points which is the same as the previous land use case, WS-25-0016.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-25-0016	Waivers of development standards for increased building heights, reduced landscape buffer, and driveway geometrics, and a design review for a place of worship	Approved by BCC	March 2025
VS-25-0015	Vacation and abandonment of easements	Approved by BCC	March 2025
ET-24-400021 (UC-20-0338)	Second extension of time for a place of worship	Approved by BCC	May 2024
ADET-23-900310 (UC-20-0338)	First extension of time for a place of worship	Approved by ZA	June 2023
UC-20-0338	Use permit for a place of worship and waivers of development standards for a reduced setback, driveway geometrics and departure distance	Approved by BCC	June 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0015-15	Waiver of development standards for reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single-family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

**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**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 other 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.

It is essential that new development within and adjacent to NPO-RNP areas be compatible and consistent with existing developed properties in the area. Compatibility refers to the sensitivity of a development proposal in maintaining the character of an area. The considerations for compatibility may include bulk standards such as height, mass, and density as well as design features such as architecture and site design.

The design approved in June 2021 included a single 42,918 square foot 2-story structure with 28 rooms. This was scaled down from an original request for an 89,290 square-foot building complex on the site due to concerns of the potential impact on the surrounding neighborhood. In March 2025, a 2 story 45 foot tall temple and a 2 story cultural center and monastery totaling

51,910 square feet with 48 rooms were subsequently approved. The latest proposal would further increase the overall size of the buildings by about 50% to 78,000 square feet and the living quarters by 83% to 88 rooms. While no changes in the heights of the proposed building or other structures are requested, the bulk of the buildings will expand. Also, the parking requirements will increase by 21 spaces or 16% from the previous approval, potentially impacting the surrounding single-family residential areas with additional traffic. While the use of the site for a place of worship is compatible with the surrounding areas, the requested increase in building square footage, bulk, and additional parking would appear to negatively impact the surrounding residential neighborhood. Therefore, staff cannot support the design review.

### **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:

- Expunge the design review portion of WS-25-0016;
- 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 services in the area;
- 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0040-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LS ARCHITECTURE, LLC

**CONTACT:** LS ARCHITECTURE, LLC, 2780 S. JONES BOULEVARD, SUITE 221, LAS VEGAS, NV 89146