

08/03/22 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

OWENS AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:

USE PERMIT SECOND EXTENSION OF TIME for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and buffering along Walnut Road; and **2)** allow access to a collector street that is master planned for single family residential uses.

DESIGN REVIEW for Phase 1 of a 3 phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-801-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk in conjunction with required street landscaping along Walnut Road where a detached sidewalk is required per Chapter 30.64 and Figure 30.64-17.
2. Allow a place of worship development to access a collector street (Walnut Road) that is master planned for single family residential uses where not allowed per Chapter 30.56 and Table 30.52-2.

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 N. Walnut Avenue
- Site Acreage: 3.3
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 15 to 35
- Square Feet: 13,500 (Phase 1)/7,500 (Phase 2)/1,600 (Phase 3)
- Parking Required/Provided: 211/221

Site Plans

The previously approved plans show a place of worship to be developed in 3 phases. Phase 1 is the portion of the project in which the extension of time is being requested. Phase 1 includes a 13,500 square foot main sanctuary building on the southern portion of the site and future phases being shown as building footprints with general locations on the site. The site will have 1 access from Owens Avenue and 1 access from Walnut Road. The plan also depicts Phase 1 including the construction of the parking area with commercial driveways, landscaping, and off-site improvements. Plans were not submitted with the original request for Phase 2 and Phase 3; however, a 7,500 square foot fellowship building north of the place of worship building and a future parsonage building is shown on the northwest corner of the site. This original application was a project of regional significance, as the property is contiguous to the City of Las Vegas.

Landscaping

The original plans depict a minimum 15 foot wide landscape area behind a proposed attached sidewalk along Walnut Road and behind an existing attached sidewalk along Owens Avenue. An 8 foot wide landscape buffer per Figure 30.64-11 is proposed along the north and east property lines. Parking lot landscaping is provided per Figure 30.64-14.

Elevations

The original plans depict a 1 story, 15 foot to 35 foot high main sanctuary building with enhanced architectural elements on all sides, consisting of stucco exterior with aluminum storefronts and enhanced window and door pop-outs. The maximum height at the central spine of the building is 35 feet with most of the building being 15 feet to 16 feet high.

Floor Plan

The 13,500 square foot sanctuary building consists of a worship area with a stage, a vestibule and lobby, function halls, offices, classrooms, and meeting rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400037 (UC-18-0276):

Current Planning

- Until May 16, 2022 to commence and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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-18-0276:

Current Planning

- 2 years to commence and review to ensure the access on Walnut Road does not necessitate additional mitigation measures;

- All parking per plans to be installed in conjunction with Phase 1;
- Design review as a public hearing on final plans for future phases, signage, and lighting;
- 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 or application for review; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet for Walnut Road.

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 #0193-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that this extension request is due to unforeseen financial circumstances as a result of the COVID-19 pandemic. The applicant states that due to the pandemic, their in-person attendance has dropped and caused a back-up regarding their bank loan applications. They further state that they have now reached a point where their construction documents and loan applications are almost complete, and thus they should be able to meet a future extension deadline. The applicant is requesting a 2 year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400037 (UC-18-0276)	First extension of time for a use permit with waivers for a place of worship	Approved by BCC	June 2020
UC-18-0276	Place of worship	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	R-E & R-3	Undeveloped & multiple family residential (apartments) within the City of Las Vegas

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & R-4	Single family residential & multiple family residential (apartments)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & RUD	Single family residential

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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

While only minimal progress towards commencement of the project has occurred, staff believes that since the applicant has indicated that both funding acquisition and the drafting of construction plans for the site are almost complete, that this is sufficient evidence of a good faith desire to complete the project, and thus, staff can support this extension of time. Staff does note that more significant progress, than what has been shown, towards both commencement and completion will need to be demonstrated for support to be given to any future extensions of time. For this reason, staff can support the requested 2 year timeframe for this extension.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:**Current Planning**

- Until May 16, 2024 to commence and review.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be 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; 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: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: ALFREDO SAMSON

CONTACT: JUN GUNDAYAO, 2080 E. FLAMINGO RD., 100, LAS VEGAS, NV 89119