

08/18/21 BCC AGENDA SHEET

RECREATIONAL FACILITY  
(TITLE 30)

HACIENDA AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:**

**USE PERMITS FIFTH APPLICATION FOR REVIEW** of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.

**DESIGN REVIEW** for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-26-703-001; 163-26-703-002; 163-26-703-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from live outdoor entertainment to zero feet where a minimum of 500 feet is required (a 100% reduction).
2. Reduce parking to 177 spaces where 363 spaces are required (a 53% reduction).

**LAND USE PLAN:**

SPRING VALLEY - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5300 El Camino Road
- Site Acreage: 8.5
- Project Type: Recreational facility with live outdoor entertainment
- Parking Required/Provided: 363/177

Site Plans

The original plans depicted the set-up for an annual outdoor commercial event (Greek Food Festival) that typically occurs in the latter part of September. Located southeast of the existing place of worship, temporary structures and activities which are typical of this outdoor event include but are not limited to the following: tents/canopies covering various food stations and

eating/drinking areas, portable ovens, ice storage, restrooms, storage trailers, kids area, portable rides, dance floor, and stage. The dance floor and stage are located in the southeast corner of the site with sound directed northwest toward the place of worship. A use permit was required to eliminate the setback requirements for outside activities and live entertainment from property lines and adjacent residential developments.

#### Parking

During the festival, on-site parking is dedicated to employees of the festival and handicap accessible spaces for patrons of the event. As a result, most patrons of the event park along Hacienda Avenue, between Jones Boulevard and Torrey Pines Drive, in a herringbone fashion on both sides of the street. This method leaves 1 lane of travel in each direction, and according to the applicant, allows for easy access to the event. Additional standard street parking is provided on Hacienda Avenue west of Torrey Pines Drive.

#### Previous Conditions of Approval

Listed below are the approved conditions for (AR-18-400100) UC-0652-14:

##### Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400099 (UC-0369-15);
- No parking on Torrey Pines Drive, north of Hacienda Avenue.
- 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.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-14 (AR-0071-17):

##### Current Planning

- Until September 3, 2018 to review as a public hearing and to run concurrently with UC-0369-15 (AR-0072-17).
- 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.

##### Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-14 (AR-0056-16):

##### Current Planning

- Until September 3, 2017 to review as a public hearing;
- 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 and application to 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.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations both on-site and within 750 feet.

Listed below are the approved conditions for UC-0652-14 (AR-0051-15):

Current Planning

- Until September 3, 2016 to review as a public hearing.
- 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.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-0652-14:

Current Planning

- 1 year to commence and review as a public hearing;
- 1 event per year;
- Live entertainment hours from noon to 11:00 p.m. on Friday and Saturday and all other days from noon to 10:00 p.m.;
- Closing times to be 11:00 p.m. on Friday and Saturday, and all other days to be 10:00 p.m.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Coordinate special event parking with Public Works;
- Applicant to obtain a Special Event permit from the Las Vegas Metropolitan Police Department.

Applicant's Justification

The applicant has stated that they have addressed previous issues with this site. They provide off-site parking to accommodate the public. The applicant requests an additional 3 or 5 years for review.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-18-400100 (UC-0652-14)	Fourth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	June 2018
UC-0652-14 (AR-0071-17)	Third application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	July 2017
UC-0652-14 (AR-0056-16)	Second application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2016
UC-0652-14 (AR-0051-15)	First application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2015
UC-0652-14	Recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	September 2014
UC-0571-12	Outdoor live entertainment - expired	Approved by BCC	November 2012
TC-0776-12	Temporary commercial event (Greek Food Festival)	Approved by ZA	September 2012
UC-1557-05 (ET-0351-07)	First extension of time to review outdoor live entertainment - expired November 17, 2011	Approved by PC	December 2007
UC-1557-05	Outdoor live entertainment in conjunction with a place of worship - 2 years for review as a public hearing - expired	Approved by PC	November 2005
NZC-1389-04	Reclassified portions of the place of worship from R-E to C-2 zoning for a banquet facility	Withdrawn	November 2004
UC-0567-98	Multi-purpose building in conjunction with a place of worship	Approved by PC	May 1998

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0108-90	Place of worship	Approved by BCC	June 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residential & single family subdivision
East	Residential Suburban (up to 8 du/ac)	R-2	Condominium subdivision
West	Public Facilities/Residential Suburban (up to 8 du/ac)	R-E & R-1	Place of worship & single family residential

### Related Applications

Application Number	Request
AR-21-400110 (UC-0369-15)	An application for review of a use permit to allow off-site parking is a companion item on this agenda.

### 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.

Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Staff has concerns about allowing a lengthy review period due to the potential impacts this use could have in the immediate area. Staff can support additional time for review.

##### 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400110 (UC-0369-15);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KAREN RAWLINSON

**CONTACT:** KAREN RAWLINSON, 5300 S. EL CAMINO ROAD, LAS VEGAS, NV 89118