

09/06/22 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SUNSET RD/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0439-CITY LIGHT CHURCH, INC.:

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) place of worship; and 2) alternative parking lot landscaping on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-017 & 031

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway along Sunset Road to 37 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 63% reduction).

DESIGN REVIEWS:

1. Place of worship.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 29,492
- Parking Required/Provided: 295/298

History & Site Plans

The subject site was previously approved for an office complex pursuant to ZC-1255-07 which included numerous conditions to reduce impacts from the design of the office complex to the neighboring residents to the north and east. The subject development is for a place of worship with a less intense coverage and where the building is farther away than the previous design. The associated waivers of development standards and design review with ZC-1255-07 will be expunged with the conditions of this application, thus the conditions of that application will no longer be valid.

The plans show a proposed place of worship located on the southwest portion of the site, 16 feet from the south property line and 35 feet from the west property line. Access to the site is from a driveway near the east property line and another driveway shared with the property to the west; both off of Sunset Road. A total of 298 parking spaces are provided to the north and east of the building where a minimum of 295 spaces are required. A 2,350 square foot covered patio is located at the southeast corner of the building.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is provided along Sunset Road. A 5 foot wide landscape area is provided along the west property line. Along the north property line adjacent to Teco Avenue and along the north half of the east property line adjacent to the existing residential, a 10 foot wide intense landscape buffer per Figure 30.64-12 is provided. An attached sidewalk is provided along Teco Avenue. The south half of the east property line has a 10 foot wide landscape area with a single row of trees, spaced 20 feet on-center. The landscape palette consists of 24 inch box Chir Pine, Blue Palo Verde, and Chinese Pistache trees, and Cliff Goldenbush shrubs. Alternative parking lot landscaping is proposed where the landscape width adjacent to the sidewalk through the parking lot is 6 feet to the face of curb, where the standard is 6 feet to the inside of curb. Additionally, landscape islands are not provided adjacent to the parking spaces along the north and east property lines.

Elevations

The plans depict a 1 story, 35 foot high, place of worship building. Building materials consist of EIFS, decorative metal wall panels and trim, faux wood metal cladding, and aluminum window systems. The roof is a combination of flat roofs with parapet walls and standing seam metal roofing.

Floor Plans

The plans show a 29,492 square foot place of worship consisting of a worship area with 897 seats, Sunday school classrooms, church office areas, storage rooms, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the place of worship is compatible with the surrounding area. The lack of additional landscape islands within the parking spaces along the north and east property lines allows for additional parking spaces, and is mitigated by the 10 foot wide landscape buffer

adjacent to the spaces. Furthermore, the applicant states that the reduced throat depth still allows for free flow of traffic entering and leaving the site, and that the Metropolitan Police Department will be providing traffic control during worship services. Worship services are scheduled on Sunday mornings at 9:30 a.m. and 11:30 a.m., and on church holidays.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1255-07	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Business Employment	M-D	Undeveloped office/warehouse
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & R-E (RNP-I)	Single family residential & undeveloped
West	Neighborhood Commercial	C-P	Congregate care facility

Related Applications

Application Number	Request
VS-22-0440	A request to vacate and abandon government patent easements 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

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the site is appropriate for a place of worship. With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a place of worship can be consistent and compatible with nearby residential neighborhoods in accordance with Title 30 and the Master Plan. Furthermore, staff finds the proposed place of worship is an appropriate transition between the more intense M-D zoned properties to the south and the residential properties to the north.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews

Staff finds that the proposed place of worship conforms to the CMA Design Overlay requirements and is designed to be sensitive to the residential properties in the area. The building is positioned on the southwest portion of the parcel, away from the existing residential to the north and east. The northern portion of the building also transitions down to a height of 21 feet. Furthermore, an intense landscape buffer with a 6 foot high block wall is located along the north and east property lines where abutting residential properties. Therefore, the request complies with Policy 1.4.5 of the Master Plan which encourages buffers and development transitions to mitigate the impacts of higher intensity uses adjacent to existing residential neighborhoods. The proposed building also incorporates varying roof heights, surface planes, and other architectural enhancements to improve visual quality and to reduce the mass of the building. Staff does not have an issue with the alternative parking lot landscaping. The measurement of the 6 foot landscape area adjacent to the walkway through the parking lot to the face of the curb instead of the inside of the curb is negligible and should not cause any adverse impacts. Furthermore, although there are no landscape islands within the parking spaces along the north and east property lines, the 10 foot wide intense landscape area adjacent to the majority of these spaces, and additional trees planted, will mitigate the loss of the landscape islands.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for both driveways on Sunset Road. The western driveway will likely be used for egress only since it is not located close to the parking lot, thereby reducing the conflicts caused by the reduced throat depth. The eastern driveway is designed to provide an alternative route for vehicular traffic should 1 of the 2 drive aisles experience a back-up.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- Expunge the waivers of development standards and design review associated with ZC-1255-07;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Teco Avenue and 55 feet to the back of curb for Sunset Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CITY LIGHT CHURCH, INC.

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