

11/07/23 PC AGENDA SHEET

SOLAR CARPORT/SETBACKS
(TITLE 30)

RAWHIDE ST/CALIENTE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0622-ISLAMIC INFORMATION CENTER LIVING TRUST:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for carports with solar panels in conjunction with an existing place of worship on 1.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Rawhide Street and Caliente Street within Paradise.
JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-26-402-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side setback to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
- b. Reduce the front setback to 19 feet where 40 feet is required per Table 30.40-1 (a 53% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1610 E. Russell Road
- Site Acreage: 1.7
- Project Type: Accessory building (solar carport)
- Number of Stories: 1
- Building Height (feet): 11
- Parking Required/Provided: 75/100

Site Plans

The plans depict a 7,482 square foot existing place of worship building with 100 on site parking spaces located along the north, south, east, and west sides of the property. The proposed carports with solar panels will be installed on the western side of the subject site. No parking spaces will

be removed due to this installation. The carports will intrude into the side and front setbacks by 3 feet and 21 feet respectively.

Landscaping

The landscaping will remain as existing, and no perimeter or parking lot landscaping will be removed due to the installation of the carports.

Elevations

The plan shows carports which are a minimum of 9 feet, extending up to 11 feet for tilted panels. All covers will be of galvanized steel. The carports range from 44.6 feet to 78.2 feet in length.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the need for the proposed carports is to install solar panels to help mitigate high energy costs. The roof top of the place of worship building cannot accommodate the needed number of solar panels. Therefore, the only option is to install carports which can accommodate approximately 150 solar panels. It is recommended that the carports be located on the west side of the site for maximum benefit.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0254-13 (ET-0058-14)	First extension of time for a redesign of an approved place of worship	Approved by BCC	June 2014
UC-0442-11 (ET-0057-14)	First extension of time for place of worship and increase the building height of a place of worship for an architectural feature (minaret)	Approved by BCC	June 2014
NZC-2188-04 (ET-0056-14)	Third extension of time to reclassify 1.7 acres from R-E to C-P zoning	Approved by BCC	June 2014
DR-0254-13	Redesign of an approved place of worship	Approved by BCC	June 2013
UC-0442-11	Place of worship with waiver until May 18, 2014 to commence to coincide with NZC-2188-04	Approved by BCC	February 2012
NZC-2188-04 (ET-0028-11)	Second extension of time to reclassify 1.7 acres from R-E to C-P zoning, the adjacent parcel to the west was not included with this extension of time - May 18, 2014 to complete	Approved by BCC	February 2012
UC-0061-07 (ET-0076-09)	First extension of time for a place of worship - expired	Approved by BCC	April 2009
NZC-2188-04 (ET-0140-08)	First extension of time to reclassify 1.7 acres from R-E to C-P zoning, the adjacent parcel to the west was not included with this extension of time	Approved by BCC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0235-08	Convert an existing residence into a place of worship and allow a tent to be used as a place of worship - expired	Approved by BCC	May 2008
UC-0061-07	Place of worship with an 80 foot high architectural feature - expired	Approved by BCC	March 2007
NZC-2188-04	Reclassify this site and adjacent parcel to the west to C-P zoning	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-1 & R-E	Single family residential
South	Public Use	P-F	Harry Reid International Airport
East	Urban Neighborhood	R-4	Multiple family residential
West	Neighborhood Commercial	C-P	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**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.

The reduction on the side and front setbacks will not negatively impact adjacent properties. The existing landscaping along the street frontage will not be affected by the proposed carports. Additionally, there is no access to the site via Rawhide Street, hence no sight zone will be affected by the proposed carports. The property to the west is zoned for commercial uses and an office complex was recently approved for that site. Therefore, staff can support the request for setback reduction.

Design Review

Staff finds the request to be in harmony with the Master Plan which supports sustainable developments that promotes energy efficiency and conservation. The installation of the proposed carports will not result in the removal of existing landscaping from the site. Furthermore, the

installation of solar panels on the carport will contribute to alternative energy resources; therefore, staff can support the proposed design 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOHAMMED AKBER

CONTACT: MOHAMMED AKBER, ISLAMIC INFORMATION CENTER, 7434 BARRANCA PEAK CT, LAS VEGAS, NV 89139