

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0852-AGRAWAL, PAWAN & ROSY:

USE PERMITS for the following: **1)** allow a place of worship; and **2)** increase building height.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone.

Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-801-007

USE PERMITS:

1. Place of worship.
2. Increase the building height to 39.2 feet where 35 feet is the standard per Table 30.40-1 (a 12% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 39.2
- Square Feet: 4,969
- Parking Required/Provided: 50/51

Site Plans

The plans depict a 1 story place of worship with the following setbacks: 46 feet along the east; 10 feet along the north; 170.7 feet along the west; and 66.9 feet along the south. The building is located on the eastern portion of the site. Detached sidewalks are provided along La Cienega Street, with access to the site via La Cienega Street. The parking areas are located behind the building with 51 parking spaces provided along the north, west, and south side of the site. The on-site circulation of vehicles is serviced by two-way driveway aisles, ranging in width between 25 feet and 30 feet. The proposed trash enclosure is located on the west side of the site 75 feet way from the west vacant residential property and 69 feet from the developed single family residential to the south.

Landscaping

The street landscaping consists of a 15 foot landscaped area including a detached sidewalk along La Cienega Street. All perimeter landscaping along the north, west, and south will consist of an intense landscaping with a 6 foot high decorative block wall. The parking lot landscaping is also provided per Code requirements. A 6 foot high steel swinging vehicular gate is located at the entrance of the site as well as a 6 foot high steel pedestrian gate. Also, a 6 foot high open decorative steel fence is proposed along the front of the site (on the east).

Elevations

The proposed building consists of multiple surface plane variations with both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and pitched concrete tile roofs. Architectural detailing is provided on all sides consistent with the primary/front elevation. The overall height of the proposed building is 21.5 feet, with an ornamental spire, which is centrally located on the building, at a height of 39.5 feet.

Floor Plan

The 4,969 square foot building is accessed on the south and west sides of the building, with secondary accesses to the outdoor activity area via the west and north side of the proposed building. The square footages are as follows: a 441 square foot reading room, a 1,200 square foot Sunday school room, an approximately 2700 square foot sanctuary, in addition to restrooms, meeting rooms, audio room and other miscellaneous areas.

Applicant's Justification

The applicant states the proposed hours are as follows: 1) Sunday service and Sunday school which convene concurrently is planned from 10:00 a.m. to 11:00 a.m. and 2) Wednesday evening service from 7:30 p.m. to 8:30 p.m. The place of worship will also house a Christian Science Reading Room which is open limited hours during the week. The hours on Sunday morning are from 9:00 a.m. until the start of the service as well as for an hour or so after the Sunday service and from 6:00 p.m. until the beginning of our Wednesday meeting. Additionally, the place of worship is opened for 2 hours on Fridays. The anticipated attendance for services and Sunday school combined is on average between 35 and 50 congregants. There is no daycare provided. Additionally, the applicant states the building with street landscaping will be the focal point of the streetscape along La Cienega Street which will be consistent with the residential appearance of the area. Finally, since the congregants have been members for years, the applicant maintains that the access to the site will be via from Pebble Road and heading north to La Cienega Street; therefore, minimizing any cut-through traffic through the residential areas north of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from R-E to R-E (RNP I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
VS-23-0853	A vacation and abandonment of a portion of right-of-way for a detached sidewalk is a companion item on this agenda.
ET-23-400183 (VS-21-0695)	First extension of time for a vacation and abandonment of easement is a companion item on this agenda.

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The building is siting closer to the east side of the site. The building massing and scale, as well as the buffering for the proposed place of worship are consistent and compatible with residential neighborhoods in accordance with Title 30 and the Master Plan. The planned number of congregants is low and therefore, staff does not anticipate impacts to the neighborhood given there is sufficient parking on the site. Staff finds that the request to increase the building height is appropriate since it is only for the ornamental spire. The overall building height is well within the zoning district height allowance. Therefore, staff does not have an issue with the proposed use and building height increase.

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 others 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.

Staff finds the proposed site design to be acceptable. The building facades show architectural articulations to break-up the building mass. Also, the proposed materials are compatible with the surrounding area. The parking lot is located behind the proposed building and proposed decorative fence and block wall will contribute to the compatibility of the site with the existing neighborhood. The plans show intense landscape buffer along the north, west, and south property lines. Staff finds the entire site has sufficient landscape provided. In conclusion, staff finds the design of the site appropriate of the area and can support the 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

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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.

Fire Prevention Bureau

- No comment.

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 #0005-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012