

12/07/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

FAIRBANKS RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0596-NEVADA BUDDHIST ASSOCIATION:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

163-23-502-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 42 parking spaces where 74 parking spaces are required per Table 30.60-1 (a 43.2% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4189 S. Jones Blvd.
- Site Acreage: 0.7
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 7,400
- Parking Required/Provided: 74/42

History and Request

The existing place of worship was partially destroyed by a fire in October 2019. The 4 sides of the existing building remain. The applicant is requesting a design review for the new elevation to coincide with the appearance of other Buddhist temples. Furthermore, a waiver of development standards is being requested to address the parking reduction for the required

number of on-site spaces. No modifications, additions, or expansions are proposed to the project site or the existing building with this application.

Site Plans

The plans depict an existing place of worship that is centrally located within the project site. Forty-two parking spaces are provided for the project site where 74 parking spaces are required, necessitating a waiver of development standards. The previously approved design review for the place of worship expansion, DR-238-90, depicted 49 parking spaces dispersed throughout the site. The request to reduce parking will formalize the current number of on-site parking spaces. Access to the project site is granted via an existing driveway along Fairbanks Road and Jones Boulevard.

Landscaping

All street and site landscaping exists; however, the 5 trees will be planted along the south side of the place of worship, adjacent to Fairbanks Road. Five trees will be planted along the west property line, and 4 trees will be planted along the northeast property line, adjacent to the existing commercial development.

Elevations

The existing place of worship measures 17.5 feet to the existing parapet wall. The proposed elevations depict a place of worship measuring between 16 feet to 30 feet in height. The elevations consist of varying planes with a concrete tile roof. The exterior of the building will be painted with stucco and features multiple windows on all 4 elevations.

Floor Plans

The plans depict an existing place of worship consisting of 7,400 square feet. The plans include a sanctuary/meeting room, restroom facilities, dining room, kitchen with a walk-in refrigerator and freezer, changing room, meeting rooms, office, and lobby area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the temple's normal course of operations do not require even a fraction of the 42 spaces proposed on property. Typical hours of operation are from dawn to dusk when 3 to 5 monks take part in services periodically throughout the day. The monks own and reside at 3 single family residences in the cul-de-sac adjacent to the property across Fairbanks Road and walk the very short distance to attend the temple, thus never utilizing the parking themselves. Unlike other traditional religious churches, there is no weekly scheduled gathering where the followers attend. Few disciples come and go throughout the day at different times which, on average, may utilize 10 or less parking spaces at 1 time. Furthermore, the owner is requesting a design review for the new elevation to coincide with the appearance of other Buddhist temples.

The temple is actively engaged in the welfare of the community. They hold service days, food drives, youth activities, and various charity events that occur from time to time throughout the

year and the size of these events vary greatly. Parking has never been a problem. During larger events, there is plenty of public parking on the north side of Fairbanks Road along the park frontage. In the decades the temple has been in operation, there has never been a single known parking complaint or violation. The monks live across the street and are friendly with all their neighbors. They are well respected and welcomed by the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-238-90	Construct and maintain an addition to an existing place of worship	Approved by PC	February 1991
UC-272-89	Construct and maintain a 2 story addition to an existing place of worship - expired	Approved by PC	August 1989
VC-0488-89	Variance to construct the 2 story addition and maintain the existing side street corner setback for the place of worship; reduce parking (parking variance denied) for the place of worship expansion - expired	Approved by PC	August 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-1	Vehicle parts store
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Commercial General	C-2	Commercial building

Clark County Public Response Office (CCPRO)

CE-21-20941 is an active violation on the subject property for a vagrant camp.

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Staff typically does not support significant reductions to the required parking for places of worship. However, the floor area of the existing building is not increasing, and the number of

on-site parking spaces have remained the same for over 20 years. Furthermore, there are no known issues related to on-street parking. Therefore, staff recommends approval of this request.

Design Review

The proposed building elevations comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed elevations consist of varying roof planes and architecture matching that of the existing place of worship. Furthermore, the applicant is refurbishing perimeter and street landscaping with the proposed façade improvements; therefore, staff recommends approval.

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

- 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; 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: OSCAR O'KEEFE

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