

MODULAR BUILDINGS
(TITLE 30)

RUSSELL RD/MESA PARK DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400048 (UC-0671-13)-ROMAN CATHOLIC BISHOP OF LAS VEGAS:

USE PERMIT FOURTH EXTENSION OF TIME for temporary modular buildings in conjunction with an approved place of worship.

DESIGN REVIEW for modular buildings on 4.7 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in Summerlin South Master Planned Community.

Generally located on the southeast corner of Russell Road and Mesa Park Drive within Summerlin South. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

164-36-510-003

LAND USE PLAN:

SUMMERLIN SOUTH - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.7
- Project Type: Temporary modular buildings
- Number of Stories: 1
- Building Height: 15 feet 3 inches

Site Plans

This is a request for an extension of time on a previously approved use permit and design review. The original plans depicted 3 new temporary modular buildings grouped together on the southwest portion of the site, set back 85 feet from Mesa Park Drive. Staff administratively approved a relocation of the modular configuration to the interior of the site in July 2017. This relocation allowed for better on-site vehicular circulation between the parking areas and safer pedestrian circulation by separating the modular units from the parking areas. The new location is screened from Mesa Park Drive by the place of worship and from Russell Road by the existing street landscaping. The site has been approved for a single story, 28,103 square foot place of worship and a 2 story, 40,231 square foot parish hall for the Holy Spirit Catholic Church in Summerlin. The site is partially developed since the Church and parking have been completed. A shared parking agreement exists between the Holy Spirit Catholic Church and Bishop Gorman High School.

Elevations

The previously approved plans depict 15 foot high traditional modular buildings consisting of panel siding with decorative trim. The maximum height of each unit is 15 feet 3 inches. Each unit has windows and doors.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400262 (UC-0671-13):

Current Planning

- Until February 5, 2022 to complete construction of the parish hall and remove the modular buildings.
- 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.

Listed below are the approved conditions for UC-0671-13 (ET-0179-16):

Current Planning

- Until December 17, 2018 to complete and review construction of the permanent facility;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any 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-0671-13 (ET-0136-14):

Current Planning

- Until December 17, 2016 to coincide with the project's original review date;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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; permits may be required for this facility; and that fire protection may be required and to please contact Fire Prevention for further information (702) 455-7316.

Listed below are the approved conditions for UC-0671-13:

Current Planning

- 3 years to review;
- Modular structures to receive skirt to match panel finish.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 1 year of approval date or it will expire.

Public Works – Development Review

- Drainage study will be required with future development.

Signage

Signage is not a part of this request.

Applicant's Justification

Applicant requests to continue to use the Holy Spirit Catholic Church modular buildings on the site until they have built the Parish Center. The applicant needs to raise the capitol to finance and finalize the construction plans.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400262 (UC-0671-13)	Third extension of time to review temporary modular buildings	Approved by PC	March 2019
UC-0671-13 (ET-0179-16)	Second extension of time to review temporary modular buildings	Approved by PC	February 2017
UC-0671-13 (ET-0136-14)	First extension of time to review temporary modular buildings	Approved by PC	January 2015
UC-0671-13	Temporary modular buildings in conjunction with an approved place of worship	Approved by PC	December 2013
ZC-0433-09	Reclassified this site to P-F zoning for a place of worship, parish hall, and all associated uses	Approved by BCC	August 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Multi-Family Residential	R-3	Multiple family residential (townhouses)
South & East	Major Development Project – Public Facilities	P-F	Bishop Gorman High School
West	Major Development Project – Single Family Residential	R-2	Single family residential

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.

Although the applicant has completed work on a portion of the project, staff cannot support another 2 year (plus) extension of the modular buildings. The applicant was advised on the last approved extension ET-18-400262 (UC-0671-13) that this would be the last extension of time that staff would support. These modulares are no longer considered temporary by staff as they have been approved for almost 10 years. Therefore, staff does not support further extensions of time, and recommends removal of the modular buildings.

Staff Recommendation

Denial.

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

If approved:

- Until February 5, 2024 to complete construction of the parish hall and remove the modular buildings.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS

CONTACT: PARKER SIECK, LAS VEGAS, 1980 FESTIVAL PLAZA DR., SUITE 650,
LAS VEGAS, NV 89135