

PLACE OF WORSHIP EXPANSION
(TITLE 30)

CRAIG RD/VALADEZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400069 (WS-0701-16)-CHURCH BAPTIST CHARLESTON HGTS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: **1)** permit existing access to a local street; **2)** reduce setback for an existing trash enclosure; **3)** alternative landscaping and screening; **4)** eliminate landscaping adjacent to a residential use; **5)** allow modified driveway design standards; and **6)** off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) for a proposed expansion to an existing place of worship on 2.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Craig Road and the east side of Valadez Street within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-602-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit existing access to a residential local street (Valadez Street) for an expansion to a special use (place of worship) where not permitted.
2. Reduce setback for an existing trash enclosure to 12.5 feet where 50 feet is required from a residential development (a 75% reduction).
3. Permit alternative landscaping along Valadez Street where landscaping and screening per Figure 30.64-13 is required.
4. Eliminate landscaping adjacent to a residential use along the northeastern and eastern property lines where landscaping and screening per Figure 30.64-11 are required.
5. Eliminate the driveway departure distance (driveway off-set) from Craig Road for a driveway along Valadez Street where a 190 foot departure distance per Uniform Standard Drawing 222.1 is required.
6.
 - a. Waive off-site improvements for Valadez Street (curbs, gutters, streetlights, sidewalk, and partial paving).
 - b. Waive off-site improvements for Craig Road (sidewalk and streetlights).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7880 W. Craig Road
- Site Acreage: 2.6
- Project Type: Expand place of worship (existing building expansion)
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 7,407
- Parking Required/Provided: 75/79

History & Request

WS-0701-16 was approved by the Board of County Commissioners (BCC) in November 2016 for the addition of a 3,150 square foot building in conjunction with an existing place of worship measuring 4,257 square feet in area. Six waivers of development standards were approved with the 2016 request that included access to a local street, reduced setback for an existing trash enclosure, alternative landscaping and screening, eliminate landscaping adjacent to a residential use, allow modified driveway design standards, and off-site improvements. A subsequent application, WS-0232-17, was approved by the BCC in May 2017 to revise the location of the previously approved 3,150 square foot building in addition to a waiver permitting a second access driveway to a local street being Valadez Street. A BCC condition of approval for the original application, WS-0701-16, required a 2 year review from the certificate of occupancy. Furthermore, a BCC condition of approval for WS-0232-17 expunged the original design review for the building approved with WS-0701-16. However, the waivers of development standards associated with this request are still necessary for the project site. A certificate of occupancy was issued in June 2019 for the 3,150 square foot building, and the applicant is now applying for the application for review.

Site Plans

The previously approved plans depict a proposed building, which has now been constructed, consisting of 3,150 square feet, with an overall height of 21 feet, and a setback of 46 feet where 30 feet is required. An existing place of worship, oriented in a north/south direction, measures 24 feet in height and 4,577 square feet in area. An existing, attached covered walkway is located along the eastern portion of the building. The existing north/south building is set back 46 feet from the west property line adjacent to Valadez Street. Access to the project site is provided from an existing driveway along Craig Road and an existing driveway along Valadez Street. A second driveway was constructed along Valadez Street, per WS-0232-17. The plans depict an existing trash enclosure with a setback of 12.5 feet from the eastern property line. Seventy-nine parking spaces are required where 75 parking spaces are provided.

Landscaping

The previously approved plans depict a row of existing trees and landscaping along Craig Road and existing landscaping along Valadez Street. An existing 6 foot high CMU block wall is located along the northwestern, northern, and northeastern property lines. An existing 8 foot high CMU block wall is located along the eastern property line. Interior parking lot landscaping exists

on the site and 7 proposed large trees are provided where 5 trees are required for the additional 38 parking spaces. No landscaping is provided along the northeastern and eastern property lines. Landscaping was installed per the original conditions of approval for WS-0701-16 in March 2019.

Elevations

The plans depict an existing 20 foot high proposed building consisting of a spanish tile roof with a 5:12 roof pitch. The north and south elevations will consist of stucco, decorative columns, and window paneling similar to a residential design. The east and west elevations will consist of stucco siding. The existing building has been painted to match the existing place of worship.

Floor Plans

The floor plans for the previously approved and existing building depict a building measuring 3,150 square feet consisting of a gathering area, restrooms, kitchen, storage closet, coat room, and a foyer area.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0701-16:

Current Planning

- 2 year review from Certificate of Occupancy;
- Remove section of asphalt between trash enclosure and block wall to install landscaping per neighbors' input;
- No additional landscaping required along eastern property line, except adjacent to the trash enclosure;
- Installation of landscaping along northern property line limited to the western section closest to the addition, with no additional landscaping required on the northeastern portion adjacent to undeveloped area;
- Building painted to match existing building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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

- Execute a restrictive covenant agreement (deed restrictions).

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; and that the Fire Department requests a meeting with the applicant prior to having this application moving forward, please contact Assistant Fire Chief Fulton Cochran at (702) 455-7062 to schedule this meeting.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that the property owner will need to obtain a commercial on-site sewage disposal system permit from the SNHD or Nevada Department of Environmental Protection for the new accessory building if sewer is not available to service the property; the commercial on-site sewage disposal system permits will be issued by SNHD or NDEP depending on the proposed size and type of waste to be treated; and to please note that there are to be no trees within 10 feet of the septic system.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an application for review to fulfill the requirement of the original condition imposed by the BCC.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0232-17	Waivers for a second driveway access to a local street and a design review for an expansion to an existing place of worship	Approved by BCC	May 2017
WS-0701-16	Waivers to permit existing access to a local street, reduced setback for an existing trash enclosure, alternative landscaping and screening, eliminated landscaping adjacent to a residential use, allowed modified driveway design standards, and off-site improvements, and a design review for a proposed expansion to an existing place of worship - the design review associated with this application was expunged as a condition of approval of WS-0232-17	Approved by BCC	November 2016
UC-1242-99	Expanded place of worship - expired	Approved by PC	September 1999
UC-287-89	Place of worship and variance to waive off-site improvements	Approved by BCC	October 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	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 (RNP-I)	Single family residential & undeveloped

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 for an application for review 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 since the original approval.

The previously approved place of worship (WS-0232-17) has now been constructed. Staff finds the place of worship complies with the previous Current Planning conditions of approval associated with WS-0701-16, as evidenced by site photographs submitted by the applicant in March 2019. There have been no substantial changes in the area surrounding the subject property, or a change in the laws or policies affecting the subject property. Therefore, staff recommends approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for 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:

Current Planning

- Remove the time limit.

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: DONALD BRASHER

CONTACT: TRIPLE D CONSTRUCTION, 5970 SIERRA BONITA COURT, LAS VEGAS,
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