

09/06/22 PC AGENDA SHEET

BUILDING ADDITION
(TITLE 30)

CACTUS AVE/RADCLIFF ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0400-CHURCH HOPE BAPTIST LAS VEGAS INC:

DESIGN REVIEW for a building addition to an existing place of worship on 14.3 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Cactus Avenue and the west side of Radcliff Street (alignment) within Enterprise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-27-401-028; 177-27-801-016

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 850 E. Cactus Avenue
- Site Acreage: 14.3
- Project Type: Building addition to an existing place of worship
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 8,882 (building addition)
- Parking Required/Provided: 695/894

Site Plan

The existing place of worship consists of 3 buildings located in the central portion of the site with parking located to the north, east, and west. Access to the site is provided by 3 existing driveways from Cactus Avenue. The 3 existing buildings consist of a large worship hall, small worship hall, and school/childcare building which are located around a courtyard and playground area. The large worship hall is to the northwest of the courtyard, the small worship hall is to the south of the courtyard, and the school/childcare building is to the northeast. The proposed addition is to the southeast of the courtyard and will connect the small worship hall to the school/childcare building.

Landscaping

No changes are proposed or required to the existing landscape areas as part of this request. Existing landscape areas are located along Cactus Avenue, within the parking areas, and adjacent to the buildings.

Elevations

The building addition is 1 story with a maximum height of 28 feet. The addition has a flat roof behind parapet walls, which is similar to the existing buildings on the site. The exterior of the building has a stucco finish that will be painted to match the color scheme of the existing buildings.

Floor Plans

The addition has an area of 8,882 square feet. The plans show an entry concourse which will connect the addition to the small worship hall and the school/childcare building. The plan also depicts 2 auditoriums, restrooms, storage areas, and a special needs classroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the addition will be used for youth ministries for the Wednesday children's service, Thursday evening services, and Sunday morning service. The addition will also be used for community outreach programs and other church meetings will be held nightly throughout the week as needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0617	Alternative parking lot landscaping and building addition for a place of worship	Approved by BCC	October 2019
UC-0158-13	Childcare facility and playground	Approved by PC	May 2013
UC-0074-10 (ET-0041-12)	First extension of time to commence the redesign of a place of worship with ancillary uses, buildings, and lighting	Approved by PC	May 2012
DR-0504-11	2 freestanding signs in conjunction with a place of worship	Approved by PC	December 2011
DR-0475-10	Redesign of a place of worship with a waiver of landscaping on the eastern property line	Approved by PC	November 2010
UC-0074-10	Place of worship	Approved by PC	November 2010
VS-10-0242	Vacated and abandoned easements along Pollock Drive (alignment) and Cactus Avenue	Approved by PC	July 2010

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F	Gravel pit/batch plant
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single & multiple family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	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

The proposed addition is architecturally compatible with the existing buildings on site for the place of worship. The location of the building at the southeast corner of the existing courtyard and playground area will be harmonious with the existing buildings and will provide for the uniform development of the property. The place of worship with the proposed development will continue to be compatible with the existing and planned land uses in this area; therefore, staff supports this request.

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

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOSER ARCHITECTURE STUDIO

CONTACT: MOSER ARCHITECTURE STUDIO, 5975 EDMOND STREET, LAS VEGAS,
NV 89118