

01/17/23 PC AGENDA SHEET

SCHOOL/PLACE OF WORSHIP
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0641-CENTRO EVANGELISTICO PALABRA:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Mojave Road and the north side of Emerson Avenue within Paradise. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-503-012; 162-13-503-014; 162-13-503-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 219 parking spaces where 226 spaces were previously approved and where 289 parking spaces are required per Table 30.60-1 (a 25% reduction) in conjunction with a parking lot redesign.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3415 S. Mojave Road
- Site Acreage: 4.2
- Project Type: School
- Number of Stories: 1
- Square Feet: 38,198 (school)/15,469 (existing church)
- Parking Required/Provided: 63 (school)/289 (complex)/219 (provided)

History & Request

The request is to reduce parking to 219 spaces for an existing place of worship with a previously approved school. The site was originally approved for a place of worship and variance with reduction of parking to 230 spaces (UC-252-87). The site was then modified to include a playground area and a reduction to parking to 226 spaces (WS-0046-15). The last revision to the site (UC-21-0686) was for the addition of the school use with reduction in parking to 226 spaces.

This request is to reduce the parking to 219 spaces and redesign the parking area. There are no changes to the previously approved uses.

Site Plans

The plans depict an existing church and previously approved school building located on the northeasterly portion of the site. The existing building and playground (located to the south of the building) will be used by the school.

Access to the property is from Emerson Avenue, Mojave Road, and Sego Drive. However, per the previous approval for the school the only site access during school hours will be from Emerson Avenue. The plans match the previously approved student drop-off circulation plan from Emerson Avenue allowing queuing for up to 59 vehicles.

Most of the parking for this site is located toward the southern portion of the property with some parking spaces shown along the west side of the site. The central drive aisle located adjacent to the southerly portion of the building has been redesigned to include parallel parking and a 25 foot wide drive aisle, thereby providing additional parking to the site.

The previously approved capacity for the school is 350 students with school hours from 7:00 a.m. to 4:00 p.m. weekdays with occasional after school programs or nighttime activities. The approved school use is planned as a temporary use of no more than 4 years as a public charter school while a permanent site is located. Currently, the site is operating as a place of worship and will continue with this use on Sundays.

Landscaping

There are no proposed changes to the previously approved landscaping.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that after the prior approval a site survey was conducted, and the property was found to be smaller than previously drawn, impacting the approved parking design. The parking areas shown in the proposed design are similar to the prior approval with additional parking proposed along the southwestern building frontage. The applicant also indicates that there is adequate room for parallel parking along the building frontage and the required two-way drive aisle is available during operation of the place of worship. However, due to the excessive number of parking spaces during school hours, the parallel parking spaces will be blocked so that vehicle access will not be impeded during drop-off/pick-up or during school hours. The applicant finds that they have maximized the number of available parking with the proposed parking and drop-off design. Lastly, the school and place of worship will be operated on separate days so that adequate parking is provided for both uses individually.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0686	School with reduced parking and modified site design in conjunction with a place of worship	Approved by PC	January 2022
WS-0046-15	Waivers and design review for playground equipment	Approved by PC	March 2015
ZC-0574-00	Reclassified site from R-1 to C-1 zoning with a use permit for animation and recording studio	Approved by BCC	March 2000
UC-0252-87	Addition of 36,300 square feet to an existing 9,300 square foot church and variance to reduce parking	Approved by PC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West & South	Mid-Intensity Suburban Residential (up to 8 du/ac)	R-1	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**

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 finds the request could have an adverse impact on the adjacent neighborhoods. While there is adequate parking for the school, staff is concerned about a further reduction in parking for the place of worship and the potential impact on the surrounding neighborhoods and traffic. This proposal could materially affect the health and safety of persons residing in, or visiting the immediate neighborhood, and will be materially detrimental to the public's welfare. Staff cannot support this request.

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:

- 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

- Vacate any unnecessary easements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ETHOS | THREE ARCHITECTURE

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