

ACCESSORY STRUCTURES
(TITLE 30)

PEARL ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height; and **2)** reduce building separation for proposed accessory structures.

DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-19-403-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of proposed accessory structures (shade structures) to 26 feet where 14 feet is the maximum height allowed per Table 30.40-2 (an 86% increase).
2. Reduce the building separation between a proposed accessory structure and another accessory structure to 1 foot where 6 feet is required per Table 30.40-2 (an 83% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4835 S. Pearl Street
- Site Acreage: 4
- Project Type: Accessory structures
- Building Height (feet): Up to 26
- Square Feet: 9,401 (shade structures)
- Parking Required/Provided: 246/302

Site Plans

The plans depict proposed accessory structures that will be located over an existing open concrete plaza and will serve as a shade structures. Per the plans provided there will be 2 shade structures measuring 58 feet by 22 feet and the larger portion will be 125 feet in length and 65 feet in width. Both accessory structures will total 9,401 square feet and will provide parishioners shade during the hot summer months. Access to the place of worship is from Sierra Patricia Avenue and Pearl Street. Parking is located along the front portions of the property adjacent to both Pear Street and Sierra Patricia Avenue. The location of the open plaza where the placement of the shade structures will be in the southwest portion of the property and will be adjacent to an existing commercial retail parcel directly south. The plans also depict an existing worship facility, multi-purpose building, and a sculpture garden. The plans depict an area in the southwest portion of the parcel utilized for storage. The plans also depict a 1 foot separation between the 2 shade structures where 6 feet separation is required. Overflow parking is shown across the street from Pearl Street.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict shade structures with open sides and constructed with polyethylene fabric for the top portion for shade and with steel columns for support and will be up to 26 feet in height. Both shade structures will be constructed of steel frame powder coated posts with a shade fabric that is designed for high tension membrane structures.

Floor Plans

The plans depict an open floor plan as the proposed accessory structures will be placed atop the existing concrete patio and has openings on all sides.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the church is seeking measures to provide comfort and well being of their members before and after worship sessions. The proposed shade structures will not detract from the aesthetics of the building or surrounding area. The shade structures will not be used for worship sessions or used to accommodate any increased membership or church activity; therefore, will not impact the required parking.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0672-01	Place of worship, pastoral center and shrine, and waivers for reduced parking and landscaping	Approved by BCC	August 2001
UC-441-88	Convent	Approved by PC	January 1989

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-135-84	Reclassified from R-1 to C-P zoning	Approved by BCC	March 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Corridor Mixed-Use	C-2	Commercial retail
East	Corridor Mixed-Use & Public Use	C-P & R-1	Office/undeveloped
West	Neighborhood Commercial	C-1	Commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers 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.

Waiver of Development Standards #1 & Design Review

The design of the shade structures will match the aesthetics of the church buildings on-site which will result in a project that is functionally and visually integrated. Additionally, the shade structures will allow for those parishioners to utilize passive outdoor recreational uses without directly exposing the church members to harsh weather during the summer months. Review of the immediate area shows where the location of the proposed shade structures are adjacent to both existing commercial or office uses to the south and east and will be fully screened from the right-of-way and meet or exceed the required setbacks. The placement meets all required setbacks and will have minimal impact to the immediate area; therefore, staff can support these requests.

Waiver of Development Standards #2

The proposed reduction in the building separation between the proposed shade structures should not pose an overall negative impact to the surrounding neighbors since the proposed accessory structures (shade structures) meet all setbacks and those residences across from Sierra Patricia Avenue are screened from the right-of-way by the existing church building and the proposed

accessory structures are adjacent to existing commercial uses to the south. Staff can support 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:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT LEONARD

CONTACT: ROBERT LEONARD, USA SHADE, 6225 S. VALLEY VIEW BLVD., LAS VEGAS, NV 89118