04/07/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0073-CHURCH LDS PRESIDING BISHOP:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed decorative fence in conjunction with an existing place of worship on 2.9 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Sun Valley Drive and east of Nellis Boulevard within Whitney. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:
161-21-303-003

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Increase the height of a proposed decorative fence to 7 feet along south property line adjacent to Sun Valley Drive where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
   b. Increase the height of a proposed decorative fence to 7 feet along north property line adjacent to Billman Avenue where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).

LAND USE PLAN:
WHITNEY - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: 5100 Sun Valley Drive
- Site Acreage: 2.9
- Project Type: Fence and Access gate
- Fence Height (feet): 7

Site Plan
The place of worship is centrally located on the parcel, with access provided from Sun Valley Drive to the south and Billman Avenue to the north. The place of worship is currently enclosed along the east and west boundaries with existing CMU block walls. These walls extend the full length of both property lines and range in height from approximately 5 feet to 7 feet. No modifications are proposed to these existing walls. Improvements are proposed along the north and south property lines. Along the north boundary, the applicant proposes installation of a 7 foot tall decorative metal fence. Two vehicular access points on the northeast and northwest

corners are located on this side of the property, each of which will be equipped with a rolling gate. The gates are designed with an 18 foot setback from the property line to accommodate vehicle stacking and maintain clear access.

Similar improvements are proposed along the south property line, where 2 vehicular access points (southwest and southeast corners) will also be fitted with rolling gates also set back 18 feet from the property line. A 7 foot tall decorative metal fence will connect to the gates and extend along the remainder of the south boundary. In addition to the rolling gates, the south side will include 2 double swing pedestrian gates for members and guests to utilize.

Elevations

The proposed fencing system will include decorative steel fence with square pickets and a powder-coated finish. The overall height of the proposed fence is 7 feet high. Gate elevations include both double swing gates and commercial roll gates, each designed to match the decorative fence system. The rolling gate detail includes V-track hardware, roller guideposts, and safety shields and will be set back 18 feet from the property line and will remain open during business hours.

Applicant's Justification

To provide a safe and inviting environment for its members and guests, the place of worship is proposing to install a new 7 foot high decorative fence. Proposed rolling gates that will be set back 18 feet from property line and swinging pedestrian gates along Sun Valley Drive.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS5.2	Single-family residence
West	Mid-Intensity Suburban Neighborhood (8 du/ac) & Public Use	RS5.2	Single-family residence & Private club

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The proposed 7 foot high decorative metal fencing exceeds the allowable fence height permitted per Title 30. However, the applicant is proposing to set the fence behind the existing street landscaping that has been well maintained. Staff finds that this request does not negatively impact the aesthetics and existing streetscape; therefore, staff recommends approval.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - approval.
APPROVALS:
PROTESTS:

APPLICANT: KEVIN REISCH
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