08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0346-CHURCH FULL GOSPEL LV KOREAN:

DESIGN REVIEWS for the following: **1)** place of worship; and **2)** school on a portion of 16.85 acres in an RS20 (Residential Single-family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road and west side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:
176-16-801-017 ptn

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 8851 S. Buffalo Drive
- Site Acreage: 16.85 acres
- Project Type: Place of worship/school
- Number of Stories: 1
- Building Height (feet): 35 feet
- Square Feet: 12,110 (Building A)/40,000 (Future Building B)/20,000 (Future Building C)
- Parking Required/Provided: 214/214
- Sustainability Required/Provided: 7/7

History, Request, & Site Plan
The subject site was approved via special use permit (UC-17-0705) by the Board of County Commissioners in October 2018, including a design review for a place of worship and proposed school. The plan depicted 5 buildings, including a place of worship building, a nursery/elementary school, a junior and senior high school, a chapel, and a mission center. The western portion of the site contained a grass field and the parking lot area. A condition of approval required a design review as a public hearing on any significant changes to the plans and future phases. Furthermore, in March 2025, DR-25-0093 was approved for changes to the design, with a proposed one story 43,859 square foot building that included a place of worship and preschool, located on the east half of the site. On the western half of the parcel, a detention basin was shown located at the northwest corner, along with a detached sidewalk around the

perimeter and an interior 8 foot wide walking trail. The applicant is now proposing to further redesign the site to include a new chapel and pre-school building, as well as 2 future buildings to be used as church and school.

The proposed plan depicts a 12,110 square foot place of worship with a preschool (Building A) located on the northeast corner of the project site, and set back 43 feet from Torino Avenue on the north and 38 feet from Buffalo Drive on the east, with a playground on the west side of the building. Immediately west of the place of worship is a proposed parking lot which is accessed by a central drive, 28 to 31 feet wide, that connects the site to Torino Avenue on the north and Pebble Road on the south. Lastly, 2 future buildings will also be located on the east half of the parcel: Building B, a future church, located along Buffalo Drive and to the south of Building A, and Building C, a future school, located along Pebble Road and to the south of the parking lot. The western half of parcel will not contain any building. The proposed development requires 214 parking spaces where 214 parking spaces are provided, including 12 accessible parking spaces.

Landscaping

The plans depict two, 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk adjacent to Torino Avenue, Warbonnet Way, Pebble Road, and Buffalo Drive. The street landscape area consists of trees, shrubs, and ground cover. Parking lot landscaping is equitably distributed throughout the site. An additional 8 foot wide meandering sidewalk is proposed within the interior of the site along north, west, and south, which connects to the proposed detached sidewalk along Buffalo Drive.

Elevations

The plans depict a one story building with a varying flat roofline ranging from 21 feet to 35 feet in height. The exterior of the building consists of stucco, synthetic plaster with two paint finishes, an aluminum storefront window system and metal canopies.

Floor Plans

The plan depicts a 12,110 square foot place of worship building with a worship center, preschool, gym, bookstore/café, restrooms, kitchen, classrooms, and other accessory uses.

Applicant's Justification

The project was previously approved as a multi-phased plan of development, ultimately consisting of 5 potential building pads. The buildings are expected to be developed later, to accommodate the potential growth of the church and its increasing ministry needs. The applicant requested a new design review due to the church's plans to build a smaller scope project. The parking lot design will remain the same, while a new chapel is being proposed rather than the originally planned. The scope of this project is a new one-story, 12,110 sq. ft. chapel. The facilities inside the building are a 372 seat worship area, church office, pre-school office and pre-school classrooms. There is an outdoor play area for the pre-school as well. The pre-school is for Pre-K educating children 3 to 5 years old.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400022 (UC-0705-17)	Fourth extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	May 2026
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacated and abandoned patent easement	Approved by BCC	March 2025
VS-24-0502	Vacated and abandoned a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	School and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, South, &West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0347	A vacation and abandonment for easements is a companion item on this agenda.

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
Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the size of the building has been greatly reduced compared to the original approval. Originally, under UC-0705-17, the site was approved for a total of 5 buildings. The current proposal is for 3 total buildings, smaller in size and massing, compared to the original approval. Additionally, the current design does not have the same degree of massing and bulk as the design proposed under DR-25-0093. These changes to the building size provide design characteristics and other architectural and aesthetic features that are more harmonious and compatible with the development in the area. The site is within the Neighborhood Protection (NPO) Overlay District. The proposed reductions in the building's size, height, and massing make it more comparable in scale to the nearby residential buildings and more consistent with the residential character and development pattern of the neighborhood. Also, the proposed street and parking lot landscaping complies with Title 30 standards. Lastly, because only Building A is proposed under this design review and Buildings B and C will be reviewed separately at a later date, staff can support the request with a condition requiring a review of the construction status of Buildings B and C in two years. This will also allow staff to further review the amount of parking if Buildings B and C are not constructed, in which case a waiver of development standards for maximum parking would be required.

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

- Expunge DR-25-0093 and the design review portion UC-17-0705;
- 2 years to review the progress of construction of Buildings B and C. The applicant is advised that if Buildings B and C are not constructed, a waiver of development standards may be required for maximum parking;
- Design review for future phases;
- No buildings west of Miller Lane (alignment);
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 and application for review; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Pebble Road improvement project.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: FULL GOSPEL LAS VEGAS CHURCH
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