

02/02/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400153 (UC-0773-13)-VEGAS GROUP, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone.

Generally located on the east side of Gillespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-516-004; 177-28-516-013 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to allow 299 spaces where 377 spaces are required (a 21% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9708 Gillespie Street
- Site Acreage: 8 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Square Feet: 4,977
- Parking Required/Provided: 377/299 (full build-out of office complex with place of worship) 202/299 (current parking partially constructed complex with place of worship)

Site Plans

The original plans depicted an approved partially constructed office development. The approved development consists of 86,539 square feet of office use distributed throughout 11 proposed buildings. At the time of design review approval for the office development, a waiver of development standards for reduced parking was approved. The constructed portion of the site consists of 43,226 square feet of office use distributed throughout 5 office buildings, off-site

improvements, some of the street landscaping, parking lot landscaping, and the entire 299 space parking lot. The site has 2 access points from Giles pie Street.

The place of worship occupies 4,977 square feet within the northern office building, which is oriented towards Silverado Ranch Boulevard and Giles pie Street. Since the office building is part of an office complex and shares parking, access, and drive aisles, the entire office development must be included in the parking calculations. No site design changes are proposed under this review.

Parking requirements for a place of worship are more intense than an office use. Since the entire office complex was approved, the parking calculations are based on the entire development, when fully constructed. Based on calculations provided by the applicant, if the entire 86,539 square foot office complex was constructed, the total parking spaces required is 377 parking spaces while the development has 299 parking spaces. However, based on the existing site conditions, which consists of only 43,226 square feet of office buildings, the required parking is met with only 202 parking spaces required where 299 parking spaces are provided.

Floor Plans

The approved plans depict a combination of an assembly area, classrooms, reception area, restrooms, and a platform area for a total of 4,977 square feet. The classrooms are not intended for any type of day care or school, but rather for Bible study for all different age groups during regular scheduled service times. No new exterior doors or exterior changes are depicted on the floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400263 (UC-0773-13):

Current Planning

- Until January 7, 2021 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- 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.

Listed below are the approved conditions for AR-0136-16 (UC-0773-13):

Current Planning

- Until January 7, 2019 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and

that 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.

Listed below are the conditions approved with UC-0773-13:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Applicant's Justification

The applicant states that services are held on Wednesday evenings and on Sundays when other businesses in the complex are closed. There have been no issues since the place of worship began holding services. The applicant is requesting to make this application for the parking lot permanent. It is their intent to purchase a building or land and build a building at some point, and it could take them up to another 3 years to accomplish that.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400263 (UC-0773-13)	Second review for a place of worship with a waiver of development standards for reduced parking	Approved by PC	February 2019
AR-0136-16 (UC-0773-13)	First review for a place of worship with a waiver of development standards for reduced parking	Approved by PC	November 2016
UC-0773-13	Place of worship with a waiver of development standards for reduced parking	Approved by PC	January 2014
VS-0477-07	Vacated and abandoned 3 curb return easements along Gilespie Street and 33 foot wide patent easement	Approved by PC	June 2007
WS-0733-05	Modified parking lot landscaping and reduced parking, a waiver of conditions on a zone change requiring rear parking areas to be gated and locked during non-office hours, with a design review for the completion of an office complex	Approved by BCC	June 2005
ZC-1528-98	Amendment to C-P zoning for an office development	Approved by BCC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-4	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	RUD & R-E	Undeveloped, 120 foot wide public drainage easement, & single family residential
South	Residential Suburban (up to 8 du/ac)	R-E	Single family residential
West	Public Facilities	P-F	Silverado Ranch Park

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since approval of the use permit in January 2014, the place of worship has begun using the space for services. There have been no complaints filed with Clark County Public Response. Staff can support this review; however, the rest of the complex is yet to be developed and the final extent of impacts resulting from the waiver is yet to be determined. Therefore, staff finds that an additional review in 2 years is required to assess the parking.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until January 7, 2023 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHAWN DRISCOLL

CONTACT: SHAWN DRISCOLL, SOUTH VALLEY CHURCH OF CHRIST, 240 ELLIOTT ROAD, HENDERSON, NV 89011