

02/02/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0565-WARDY, AMEN III & TRACI A.:

USE PERMIT for a place of worship.

DESIGN REVIEW for a place of worship in conjunction with an office building on a portion of 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Tropicana Avenue and Durango Drive within Spring Valley. JJ/ja/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-501-007 ptn

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4955 S. Durango Drive
- Site Acreage: 4 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 5,847
- Parking Required/Provided: 193/242

Site Plans

The plans show an approximately 55,400 square foot office building centrally located on the site, with parking on all sides of the building. Access to the site is from Tropicana Avenue and Durango Drive. The place of worship is located within 2 suites located on both the eastern and western sides of the northern half of the building.

Landscaping

Existing landscaping is located along Tropicana Avenue and Durango Drive, as well as along the western and southern property lines. Additional landscaping is neither proposed nor required for this application.

Elevations

The building is 1 story, 25 feet high with a flat roof behind parapet walls and concrete tile pitched roofs as accents on the corners and center of the building. The colors are desert tones with stone accents.

Floor Plans

The western suite is 2,412 square feet and will be used for an open children's area. Across the hall, the 3,435 square foot suite is an open worship area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the place of worship will be open Sundays 7:00 a.m. to 6:00 p.m., Wednesdays and Thursdays 6:00 p.m. to 10:00 p.m. and 7:00 a.m. to 2:00 p.m. on Saturdays. It will be closed Monday, Tuesday, and Friday. The applicant further states there is adequate parking on-site as 90 percent of the other tenants will be closed during the hours of operation for the place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0219	Place of worship	Approved by PC	May 2020
UC-0040-08	Dry cleaner	Approved by PC	February 2008
ZC-0760-98	Reclassified from R-E to C-P zoning for an office building	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Shopping center
South	Office Professional	C-P	School
East	Residential High (8 du/ac to 18 du/ac)	R-1	Spanish Trails single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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

Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The place of worship will have limited hours of operation as follows: Sundays 7:00 a.m. to 6:00 p.m., Wednesdays and Thursdays 6:00 p.m. to 10:00 p.m. and Saturdays 7:00 a.m. to 2:00 p.m. It will be closed Monday, Tuesday, and Friday. Many of the other businesses on-site will be closed during the hours of operation of the proposed place of worship. In addition, a 2,315 square foot place of worship was approved in July of 2020 for this site. The hours for the approved place of worship are limited to Sundays and Wednesdays. Although 2 places of worship will exist on this site, when using the shared parking table, the site will still have 48 additional parking spaces than required. Adding another place of worship to the site should have minimal impact with other businesses on-site, as many will be closed during evening hours and on the weekend, and should not have an adverse or negative impact on the adjacent properties. The proposed use is appropriate and compatible with the surrounding office uses within the complex and surrounding area and complies with Commercial Policy 67. While staff can support this request, additional requests for a place of worship will be evaluated on their own merits and may be determined incompatible depending on the circumstances at the time of the proposal.

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

- Applicant is advised that 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.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TERRY JIMMERSON

CONTACT: SHERYL CLARK, DESTINY CHURCH LAS VEGAS, 5850 W. DESERT INN ROAD, LAS VEGAS, NV 89146