

PLACE OF WORSHIP
(TITLE 30)

MISTRAL AVE/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400005 (UC-18-0754)-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O
T:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-13-101-026

USE PERMITS:

1. Place of worship.
2. Increase the height of a proposed ornamental spire and dome to 58 feet where a maximum height of 35 feet is permitted per Table 30.44-1 (a 65.7% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway departure distance (driveway off-set) from Mistral Avenue for a driveway along Lindell Road to 168 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11.6% reduction).
2. Reduce throat depth for a commercial driveway along Lindell Road to 50 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. Place of worship.
2. Increased finished grade up to 24 inches where 18 inches is the standard per Section 30.32.040 (a 33.4% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8245 Lindell Road
- Site Acreage: 2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 58
- Square Feet: 9,622 (place of worship)/2,577 (existing single family residence)
- Parking Required/Provided: 99/125

Site Plans

The previously approved plans depict a proposed 1 story place of worship consisting of 9,622 square feet. An existing 1 story single family residence, consisting of 2,577 square feet, will be utilized as a rectory and living quarters for members of the clergy. The place of worship is set back 80 feet from the north and east property lines, 175 feet from the south property line, and 75 feet from the west property line. The single family residence that will be utilized as a rectory is set back 65 feet from the west property line, 30 feet from the south property line, 120 feet from the east property line, and 210 feet from the north property line. The proposed place of worship is centrally located within the project site. The single family residence is located on the southern portion of the site. A proposed 5 foot wide detached sidewalk is located along Lindell Road. A 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalk adjacent to Lindell Road. The required trash enclosure is located along the western property line. Parking spaces for the project site are located around the buildings and perimeter of the site. One hundred twenty-five parking spaces are provided for the project site where 99 spaces are required. Two bicycle racks are located at the northwest corner of the place of worship. Access to the project site is granted via an existing commercial driveway along Lindell Road.

Landscaping

The previously approved plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Lindell Road. Twenty-four inch box trees are proposed within the landscape area along the street frontage. A 10 foot wide landscape area is proposed along the north, south, and west property lines of the project site. Twenty-four inch box large evergreen trees will be planted 10 feet on center along the south property line, adjacent to the single family residential uses. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The previously approved elevations depict an overall height ranging between 29 feet to 58 feet, the highest point being the ornamental spire and dome. The domes depicted on the elevations range between 43 feet to 58 feet in height. The building will be painted in neutral, earth tone colors. The materials of the building consist of masonry brick, a stucco exterior, and a concrete tile roof. A copper dome structure is centrally located on the rooftop of the place of worship. Two additional rooftop domes are featured on the west elevation, located at opposite sides of the building's entrance. Multiple windows are featured on the north, south, and west elevations of the structure. The existing 1 story single family residence consists of a pitched, concrete tile roof with a stucco exterior. The single family residence consists of neutral, earth tone colors.

Floor Plans

The previously approved plans depict a 9,622 square foot place of worship featuring a worship area, restrooms, cry room, lobby area, baptism area, change room, office, fire riser room, and altar area. The existing single family residence that will be utilized as a rectory consists of 2,577 square feet with a 1,168 three car garage. The single family residence contains 3 bedrooms, living room, family room, kitchen, dining room, and a bathroom.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0754:

Current Planning

- No amplified noise or drums/percussion outside;
- Maximum height of structure to be 43 feet excluding the cross;
- 10% reduction in size of place of worship building;
- Design review as a public hearing for any significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Lindell Road.
- Applicant is advised that the driveway must comply with Uniform Standard Drawings 222.1 and 225, except as waived with this or subsequent applications, with the minimum width to be 32 feet from lip of gutter to lip of gutter; that sight visibility zones must comply with Uniform Standard Drawing 201.2; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds, current plan shows an over length dead end at parking space #103; and to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0576-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the developer is seeking additional funding for the place of worship and intends to commence construction of the project in the near future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0754	Place of worship with waivers of development standards to modify street and driveway design standards and increase finished grade	Approved by BCC	December 2018
VS-18-0755	Vacation of patent easements and right-of-way - recorded	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site to an R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	R-E & M-1	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & 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**

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval. The following progress has been made towards the commencement of this project, since approval of the original application in December 2018: 1) a drainage study has been approved (PW-19-13250) and; 2) the geotechnical report (PW19-15765) has preliminary approval. Staff finds the applicant has been making progress towards the commencement of this application; therefore, staff can support this extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 December 19, 2022 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE ST, BUILDING E. STE 120, LAS VEGAS, NV 89183