

06/01/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PATRICK LN/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400056 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:

USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.

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

DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-36-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway departure distance (driveway off-set) from Jones Boulevard for a driveway along Patrick Lane to 144 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 24.2% reduction).
2.
 - a. Reduce throat depth for a commercial driveway along Patrick Lane to 19 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 74.7% reduction).
 - b. Reduce throat depth for a commercial driveway along Jones Boulevard to 25 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 66.7% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35

- Square Feet: 10,769
- Parking Required/Provided: 108/108

Site Plans

The previously approved plans depict a proposed 1 story place of worship consisting of 10,769 square feet. The place of worship is set back 80 feet from the west and south property lines, 73 feet from the east property line, and 92 feet from the north property line. The proposed place of worship is centrally located within the project site. A 5 foot wide detached sidewalk is located along Jones Boulevard and Patrick Lane, and a 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalks. A 5 foot wide pedestrian walkway is also located around the perimeter of the place of worship. The required trash enclosure is located at the southeast corner of the property. The required bicycle parking spaces are located along the west side of the place of worship, near the building's entrance. The project requires 108 parking spaces where 108 spaces are provided. Access to the project site is granted via proposed commercial driveways located along Jones Boulevard and Patrick Lane.

Landscaping

The previously approved plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Jones Boulevard and Patrick Lane. Twenty-four inch to 36 inch box trees are located within the landscape area along the street frontage. A 10 foot wide intense landscape buffer, with 24 inch box large Mondell Pine trees, is shown along the east property line. A 15 foot wide intense landscape buffer, with 24 inch box large Mondell Pine trees, is located along the south property line. A 6 foot high decorative block wall is also shown along the east and south property lines. Interior parking lot landscaping is equitably distributed throughout the project site.

Elevations

The previously approved plans depict an overall height of the place of worship ranging between 18.5 feet to 35 feet, the highest point being the ornamental spire and dome. Parapet walls of varying heights are depicted on all building elevations. A singular dome is featured on the north and west elevations of the building and is located directly above the entrance to the place of worship. The place of worship features an EIFS exterior and includes windows on all elevations.

Floor Plans

The previously approved plans depict a 10,769 square foot place of worship featuring an auditorium, vestibule, lobby, multiple offices, lecture hall, kitchen, storage and utility rooms, and restroom facilities.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0955:

Current Planning

- 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 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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the corner spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way to back of curb 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 fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0684-2018 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 has been diligently working to move forward with the project and has progressed with civil plan submittals, but has experienced delays in determining a solution for sewer; therefore, an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0955	Proposed place of worship and modified street and driveway design standards	Approved by PC	February 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Place of worship
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Public Facilities	R-E	Undeveloped

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.

Staff finds that the applicant has been making progress toward completion of this project as drainage studies and off-site permits have been submitted; therefore, staff can support the extension of time.

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 February 5, 2023 to commence.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: RUSTAM ROOHANI

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