

PLACE OF WORSHIP
(TITLE 30)

PECOS RD/I-215

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0364-9005-9089 SOUTH PECOS ROAD, LLC:

USE PERMIT for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Pecos Road and the north side of I-215 within Paradise.
JG/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
177-24-519-001 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description

General Summary

- Site Address: 9005 S. Pecos Road, Suite 2530
- Site Acreage: 7.6 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,818
- Parking Required/Provided: 315/479

Site Plans

The plans depict an office complex consisting of 8 buildings with parking throughout the complex. In 1 of the buildings, located at the northeastern part of the property, the applicant is requesting to establish a place of worship. It will be open on Sundays for service with a congregation limited to 75 people, and on Monday through Friday the space will operate as an office.

Landscaping

Landscaping is not proposed nor required with this request.

Elevations

The plans depict an office building that is 1 story with a height of 26 feet. The buildings' colors are dark and light brown, tan, and orange.

Floor Plans

The plans show that the church will consist of bathrooms, offices, breakroom, lobby, sanctuary, and a room for Sunday school.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant does not foresee any problems with the proposed operation. The church office will operate Monday through Friday from 9:00 a.m. to 5:00 p.m. and will hold one service on Sundays from 10:00 a.m. to 12:00 p.m. In the future the applicant would like to hold an evening service on Sunday and Saturday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0580-11	Increased the height of a freestanding sign	Approved by PC	February 2012
WS-0586-09	Increased number of existing temporary on-premises for sale signs and to reduce street setbacks	Approved by PC	January 2010
WS-0259-08	Permit a freestanding sign in conjunction with an existing office park	Approved by PC	May 2008
ZC-0615-03 (WC-0321-06)	Waived conditions of a zone change requiring a minimum 50-foot setback to the west property line	Approved by BCC	November 2006
UC-1219-06	Place of worship in an office complex	Withdrawn	December 2006
TM-0316-06	Commercial subdivision	Approved by PC	September 2006
WS-0239-06	Permit freestanding signs in conjunction with an office park	Approved by PC	April 2006
TM-0269-04	Commercial subdivision	Approved by PC	June 2004
DR-0706-04	Office complex consisting of 7, one story buildings and 1, two story building	Approved by BCC	June 2004
ANX-1867-03	Annexation of approximately 16.9 acres of property into the city of Henderson	Denied	February 2004
ZC-0615-03	Reclassified from R-2 to C-P zoning for an office complex	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office complex
South	Institutional	R-E	I -215 & place of worship
East	City of Henderson	RS-6	Single family residential
West	Residential Suburban	R-1	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**

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 unit where the place of worship is to be located is buffered from the residential development to the west by the existing office building in between the proposed place of worship and the residential development. In addition, the complex provides sufficient parking to accommodate the place of worship. Staff finds that the use is appropriate and will not create any undesirable precedent in the neighborhood; therefore, staff can support the request.

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 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; 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.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Henderson.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HILLS CHURCH

CONTACT: RBA ARCHITECTURE, 8275 S. EASTERN AVE #200, LAS VEGAS, NV 89123