

10/05/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

TENAYA WY/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0440-FLAMINGO TENAYA LLC:

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a place of worship and office complex on 1.8 acres in a C-P (Office and Professional) Zone.

Generally located on the northwest corner of Tenaya Way and Flamingo Road within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

163-15-402-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 98 spaces for a place of worship and office complex where a minimum of 142 spaces are required per Table 30.60-1 (a 31% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4035 S. Tenaya Way
- Site Acreage: 1.8
- Project Type: Place of worship in conjunction with an office complex
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 26,117 office complex/3,907 place of worship
- Parking Required/Provided: 142/98 office complex

Site Plan

The site is developed as an office complex consisting of 2 office buildings located in the central portion of the parcel. There are 2 separate parking lots for the site, one to the north of the buildings and the other to the south. Access is provided to the property by existing drives from Tenaya Way and Flamingo Road.

Landscaping

No changes are proposed or required to existing landscape areas with this request. Existing landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the streets, adjacent to the office buildings and within the parking areas.

Elevations

The buildings are each 2 stories and approximately 35 feet in height. The buildings have combinations of flat roofs behind parapet walls and pitched roofs with Spanish tile for roofing material. The exterior of the buildings have a stucco finish painted in earth tone colors.

Floor Plans

The office complex has a total building area of 26,117 square feet divided between 2 buildings, and each building is 2 stories high. The proposed place of worship will be located on the first floor of the northernmost building. The place of worship will occupy 3,907 square feet of the first floor of the building. The plan indicates the place of worship will consist of a 2,543 square foot sanctuary for services and a 1,364 square foot office and reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a place of worship is a compatible use within an office complex. The applicant indicates that services for the place of worship will occur in the evenings and weekends when other tenants of the office complex are closed; therefore, the parking demand for the site will be reduced by the uses operating at different times, thereby avoiding parking conflicts for the tenants of the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0783-16	A proposed school within an office complex	Approved by PC	January 2017
DR-1088-99	Office complex	Approved by PC	August 1999
ZC-1902-97	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	January 1998

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 request is to allow a place of worship within a portion of an existing office complex. Places of worship have been established in other office complexes in the County and have been found to be compatible with other uses within these office complexes. Access to the site is provided by Flamingo Road, an arterial street, and Tenaya Way, a collector street. These existing rights-of-way will be able to accommodate the traffic generated by the proposed place of worship. The office complex is surrounded by single family residential developments to the north, east, and south, and a multiple family residential development to the west. Places of worship have been found to be compatible uses when adjacent to residential development, especially when the place of worship has access from collector or arterial streets; therefore, staff finds that the use of a portion of this site for a place of worship will not have an adverse effect on the adjacent properties and can support the use permit.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The applicant is requesting a 31% reduction in parking, which is a significant reduction. However, the applicant has submitted a parking analysis that shows the 98 parking spaces on the site are adequate to meet the parking demands for the office complex and place of worship. Information submitted by the applicant indicates that the place of worship and the office uses within the complex will operate at different times, thereby avoiding conflicts with parking demand for the different uses. This staggering business/operation time technique to control parking at other similar facilities has been successful. Based on the parking analysis submitted and the success of staggering times for different uses for similar facilities, staff finds the proposed parking reduction will not have a negative impact on other businesses within this facility or on adjacent developments and can support the waiver.

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.

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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: FLAMINGO TENAYA LLC

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