

11/17/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PEBBLE RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** proposed place of worship; and **2)** proposed school.

WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue.

DESIGN REVIEWS for the following: **1)** proposed place of worship; and **2)** proposed school on 20.0 acres an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

Site Plans

The approved plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

Phase I

The approved plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship building (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) decomposed granite foot paths, street landscaping, and parking lot landscaping; 2) playgrounds and grass fields located on the western portion of the site; 3) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking-up students for the school. The original application included a request to waive full off-site improvements; however, only a portion to waive streetlights along Warbonnet Way and Torino Avenue was approved.

Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center. All are located on the northern portion of the site along Torino Avenue.

Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. Conditions of approval for the original application included an extensive landscape buffer and berm on the north property line and a meandering sidewalk along the perimeter of the site.

Elevations

Building A is a 2 story building which was proposed with a varied roofline ranging from 24 feet to 35 feet in height, but a condition of approval limited the height to 25 feet. Building B is a single story building which was proposed with a varied roofline ranging from 16 feet to 23 feet in height although was reduced to 20 feet by a condition of approval. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront windows and door treatments, and metal canopies.

Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-17-0705:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases;
- 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;
- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1; [subsequently waived with WC-21-400106 (UC-0705-17)]
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

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 #0330-2018 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 that they are requesting an extension of time to continue their development and construction of a place of worship. Delays were made due to Covid-19 pandemic; however, building permits have been applied for with the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-21-400106 (UC-17-0705)	Waived right-of-way dedication for dual turn lane for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-17-0705)	Administrative extension of time	Approved by ZA	October 2020
UC-17-0705	Place of worship	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Approved by PC	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & 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 can support this request for an extension of time as the applicant has made efforts to commence this project. A building permit was applied for (BD21-38457), as well as a traffic study (PW21-17891) and drainage study (PN21-17020). Staff can support a 2 year extension to commence.

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 October 3, 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:

APPROVALS:

PROTEST:

APPLICANT: FULL GOSPEL LAS VEGAS CHURCH

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014