USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone.

Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. SS/dg/ml (For possible action)

RELATED INFORMATION:

APN:
177-28-516-002 thru 013

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to allow 299 spaces where 377 spaces are required (a 21% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Acreage: 8
- Project Type: Place of worship
- Number of Stories: 1
- Square Feet: 4,977
- Parking Required/Provided: 377/299 (full build out of office complex with proposed place of worship)/202/299 (current parking with partially constructed complex with proposed place of worship)

Site Plan and Waiver of Development Standards for Parking Reduction
The plans depict an approved but partially constructed office development. The approved development consists of 86,539 square feet of office uses distributed throughout 11 proposed buildings. At the time of design review approval for the office development, a waiver of development standards for reduced parking was approved. The existing development site consists of 43,226 square feet of office uses distributed throughout 5 constructed office buildings, off-site improvements, street landscaping, parking lot landscaping, and the entire 299 space parking lot. The site has 2 access points from Gilespie Street.
The place of worship is proposed to occupy 4,977 square feet within the northern office building, which is oriented towards Silverado Ranch Boulevard and Gilespie Street. Since the office building is part of an office complex and shares parking, access, and drive aisles, the entire office development must be included in the parking calculations. No site design changes are proposed under this request.

Parking requirements for a place of worship are more intense than an office use. Since the entire office complex is approved, the parking calculations are based on the entire development, when fully constructed. Based on calculations provided by the applicant, if the entire 86,539 square foot office complex were constructed, the total spaces required are 377 while the development has 299 spaces. However, based on the existing site conditions, which consists of only 43,226 square feet of office buildings, the required parking is met with only 202 parking spaces required where 299 spaces provided.

**Floor Plans**
The plans depict a combination of an assembly area, classrooms, a reception area, restrooms, and a platform area for a total of 4,977 square feet. The classrooms are not intended for any type of daycare or school but rather for Bible study for all different age groups during regular scheduled service times. No new exterior doors or exterior changes are depicted on the floor plan.

**Applicant’s Justification**
The applicant indicates the place of worship will not adversely impact the immediate area. The applicant further states all of the uses within the office complex are closed during the time the place of worship conducts services. The anticipated service times are Sunday morning and evening with a Bible study service on Wednesday evening from 6:30 p.m. to 7:30 p.m. According to the applicant, the place of worship congregation consists of up to 100 people. The services that are conducted on Sunday and Wednesday evenings generally have 25% of the attendance of Sunday mornings, when the office complex uses are closed. The meeting times would not normally coincide with operational hours of the other businesses in the office park; therefore, the parking should never be an issue. Finally, the applicant states that this location is temporary with the anticipated time frame of occupancy at approximately 3 years.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-0733-05</td>
<td>Reduced parking with a design review for the completion of an office complex on 8 acres</td>
<td>Approved by BCC</td>
<td>June 2005</td>
</tr>
<tr>
<td>ZC-1528-98</td>
<td>Zone boundary amendment to C-P zoning for an office development</td>
<td>Approved by BCC</td>
<td>January 1999</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>C-2</td>
<td>Undeveloped</td>
</tr>
<tr>
<td></td>
<td>Planned Land Use Category</td>
<td>Zoning District</td>
<td>Existing Land Use</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------------</td>
<td>-----------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Commercial Neighborhood</td>
<td>R-E &amp; C-P</td>
<td>Undeveloped, 120 foot wide public drainage easement, &amp; single family residential development</td>
</tr>
<tr>
<td>South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
<td>Single family residential development</td>
</tr>
<tr>
<td>West</td>
<td>Public Facilities</td>
<td>P-F</td>
<td>Silverado Ranch Park</td>
</tr>
</tbody>
</table>

**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 Plan. One of several criteria the applicant must establish is 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.

With appropriate siting, a place of worship can reduce impacts to the local community in consideration of Title 30 and the Comprehensive Plan. Staff finds this request is compliant and consistent with all Title 30 provisions for a place of worship. Additionally, by using an underutilized building, this infill project complies with Policy 34.1 of the Enterprise Land Use Plan, which encourages the use of vacant or underutilized land that is currently served by utilities in order to efficiently use infrastructure.

**Waiver of Development Standards**

The applicant shall have the burden of proof to establish the waiver of development standards is appropriate for this location. Title 30 allows parking spaces to be shared by specific land uses that operate at different times from one another throughout the day. Although the subject uses (place of worship and offices) do not qualify for the shared parking table provisions, the intent of the shared parking is the same. By sharing parking spaces, the need for additional asphalt paving, roadways, and infrastructure is reduced. Staff agrees with the assertion made by the applicant that most, if not all, businesses in the complex will be closed during the hours of operation for the place of worship. Additionally, since this location is intended to be temporary and the existing number of parking spaces is sufficient to accommodate the place of worship and existing office buildings, staff does not anticipate a parking problem with commensurate level of impacts on the immediate area. Therefore, staff finds this request, in conjunction with the existing development, creates an appropriate shared use of existing facilities and provides a tangible increased security by providing for presence of people during times when the complex might otherwise be vacant. However, to ensure parking does not become an issue within the office complex, staff is recommending a review period to identify and assess any potential problems.

**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 Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- 2 years to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**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:**
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** South Valley Church of Christ
**CONTACT:** South Valley Church of Christ, Daryl Driscoll, 240 Elliott Road, Henderson, NV 89011