PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0208-13 – THE CROSSING CHRISTIAN CHURCH:

**DESIGN REVIEWS** for the following: 1) place of worship building; and 2) lighting in conjunction with an existing place of worship on 20.3 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/mk/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
176-09-801-005 & 008

**LAND USE PLAN:**
SPRING VALLEY - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary
- Site Acreage: 20.3
- Project Type: Place of worship building and lighting
- Number of Stories: 1
- Building Height: 42 feet (80 feet to top of spire)
- Square Feet: 49,830
- Parking Required/Provided: 936/1,141

**Site Plan**
The plans show a site redesign of a previously approved place of worship (Phase II) in conjunction with an existing developed Phase 1. Phase II includes a proposed 49,830 square foot, 42 foot high building (Building A) located to the northwest of the existing buildings (Buildings C, D, and E). Building A was previously approved by DR-0176-11, with an additional 642 parking spaces, and other related site improvements (drainage channel) located on the north and west sides of the site. The plans also show existing buildings constructed under Phase I (Buildings C, D, and E) with existing parking spaces south and west of the buildings. The redesign of the site is due to the result of the drainage study which required the dedication of an on-site drainage channel located on the west and north property lines. Additionally, the parking spaces and perimeter landscaping located on the west side of the site were shifted eastward to accommodate the drainage channel. The plans also show 2 future pads (Pads B and F). Pad B is located on the east side of Building A and shown at 10,000 square feet, and Pad F is
located on the south side of Building A at 36,050 square feet. There are 4 points of ingress and egress shown on the plans, 2 along Windmill Lane and 2 along Mesa Verde Lane.

This application includes a design review for lighting for the subject site. The plans show site lighting (poles) located within the parking lots. The plans show thirty-five, 30 foot high poles arranged with 1 to 4 lamps. All lights are shielded to minimize light spillage.

**Landscaping**
The plans show perimeter landscaping along the drainage channel on the north and west property lines. The proposed parking lots located to the north and northeast sides of the site have modified parking lot landscaping. Instead of providing 1 tree for every 8 parking spaces, the applicant is providing 2 trees at the end of each row. There is landscaping along the east property line and existing parking lot landscaping on the south side of the buildings and along Windmill Lane. The proposed landscaping will include 24 inch and 36 inch box trees such as Desert Museum Palo Verde, Mondel Pine, Chinese Pistache, and 20 foot high Date Palms. The proposed shrubs will be 5 gallon Red Bird of Paradise, Cassia, Desert Spoon, Yucca, Dwarf Texas Ranger, and Deer Grass.

**Elevations**
The plans show an overall height of 80 feet to the top of the religious symbol on the south building elevation; however, the majority of the proposed building is 42 feet in height. The exterior materials include plaster, decorative concrete masonry, field stone veneer, and aluminum storefront glazing system. Painted metal awnings are located above the proposed entry doors and window features. The building will be painted to match the existing buildings on-site. There is a 73 foot by 73 foot secure parking area located at the northwest corner of the site. The secured parking area is enclosed by an 8 foot high CMU block wall and will be used to store vans for the place of worship. No plans were provided for Pads B or F.

**Floor Plans**
The 49,830 square foot proposed place of worship consists of a 15,377 square foot sanctuary with seating and a 2,199 square foot platform stage with a baptismal area. Located behind the platform stage are back-of-house areas consisting of equipment and storage rooms, changing rooms, a 394 square foot rehearsal/speakers lounge, a 550 square foot media control center, and restrooms. The east side of the floor plan consists of a 740 square foot cry/brides room, and a 639 square foot kitchen with a 1,151 square foot cafe. The main entrance is shown on the southeast side of the floor plan which includes a welcome center and a 5,847 square foot foyer. West of the entrance foyer is a series of small support rooms which includes a 1,420 square foot nursery and public restrooms. The plan shows a future interior phase for riser seating to be located above the main sanctuary. No plans were provided for Pads B or F.

**Signage**
Signage is not a part of this application.

**Applicant’s Justification**
The applicant states that this is a site update and lighting design review. The proposed project is a slightly modified version from the previously approved project under DR-0176-11. The applicant states that the main changes included in this updated site plan are shown on the west and north property lines as a result of working with Clark County Public Works in resolving
drainage concerns. Additionally, the applicant vacated Mesa Verde Lane. Therefore, the site adjustments have been made to the landscape design, but the original design intent is intact, providing excess perimeter landscaping. The applicant states that a secured, fenced parking area was added to the northwest corner of the site. The proposed location of the new building with associated landscaping and parking is shown to the north of the existing development. The proposed building is primarily 42 feet high with several other architectural design massing and features at or below 32 feet. The applicant states that the building includes a prominent architectural cross tower with a maximum height of 80 feet that was previously approved with DR-0176-11. The tower is located interior of the site, centered approximately in both the north/south and east/west directions. The design of the tower is integral to the building design and should not pose a hardship to adjacent developments. In addition, a 78 foot high wireless, monopine communication tower exists to the northeast of the proposed Building A. Phase II will add parking to the site, bringing the total provided to 1,141 spaces to adequately address the parking demand. The applicant states that the proposed parking lots located to the north and northeast of the property are designated as “speed” parking lots, and the applicant is requesting to modify the requirement of 1 tree for every 8 parking spaces to allow efficient traffic circulation. The applicant states that half of the omitted trees have been relocated to the landscape island, providing 2 at each island where 1 tree is the standard.

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>VS-0322-12</td>
<td>Vacate and abandon a portion of right-of-way being Mesa Verde Lane located between Buffalo Drive and Warbonnet Way (alignment)</td>
<td>Approved by PC</td>
<td>September 2012</td>
</tr>
<tr>
<td>DR-0176-11</td>
<td>An expansion of the existing place of worship</td>
<td>Approved by PC</td>
<td>June 2011</td>
</tr>
<tr>
<td>UC-0305-09</td>
<td>Expansion for a place of worship</td>
<td>Approved by PC</td>
<td>June 2009</td>
</tr>
<tr>
<td>ZC-0127-09</td>
<td>Reclassified the site to P-F zoning</td>
<td>Approved by BCC</td>
<td>April 2009</td>
</tr>
<tr>
<td>UC-0972-08</td>
<td>Increased the height of a place of worship</td>
<td>Approved by PC</td>
<td>November 2008</td>
</tr>
<tr>
<td>UC-0395-05</td>
<td>Increased building height for a place of worship</td>
<td>Approved by PC</td>
<td>April 2005</td>
</tr>
<tr>
<td>UC-1355-03 (WC-0088-04)</td>
<td>Waive dedication requirement for Warbonnet Way</td>
<td>Approved by PC</td>
<td>April 2004</td>
</tr>
<tr>
<td>UC-1355-03</td>
<td>Place of worship</td>
<td>Approved by PC</td>
<td>October 2003</td>
</tr>
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### Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North &amp; West Public Facilities</td>
<td>R-E</td>
<td>Undeveloped, future park</td>
</tr>
<tr>
<td>South Residential Medium (3 du/ac to 14 du/ac)</td>
<td>RUD</td>
<td>Residential</td>
</tr>
<tr>
<td>East Public Facilities</td>
<td>R-E</td>
<td>Undeveloped, future school</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
The redesigned site is still in compliance with Code and the Spring Valley Land Use Plan. There are no changes in terms of size and height to the previously approved place of worship building. The overall building height is 42 feet with the exception of the religious symbol which is 80 feet high and centrally located on-site away from the public right-of-way and adjacent developments. This complies with Policy 8.2 of the land use plan which states that building heights should be transitioned so that the structure is compatible in height with existing and proposed developments. The proposed building is centrally located together with the other existing buildings on-site. These buildings have a greater setback from the public right-of-way and property line. Additionally, there is existing and proposed landscaping along the street frontage, property lines, and parking lots, which not only enhances the property but also provides an additional buffer between the place of worship and other adjacent uses. Therefore, the landscaping complies with Policy 8.8 that encourages the public access portion of all building footprints visible from a right-of-way or a residential use to have a landscape area between the building and parking area. The proposed building will have different types of architectural enhancements that improve the visual character and comply with Policy 11.3 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Additionally, the proposed site lighting shows that all light poles will be 30 foot high and shielded to minimize light spillage to adjacent properties. The original use permit required the applicant to submit a design review for lighting and signage; however, the applicant will be submitting a design review for signage at a future date. Staff finds that the submitted project complies with Code and the land use plan and does not contemplate any negative effect to adjacent properties; therefore, staff can support this application.

### 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
• Design review for signage;
• Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is already connected to the CCWRD sewer system; and that at time of construction of additional building, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and to check for any changed conditions.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  The Richardson Partnership, Inc.
CONTACT:  Chris Richardson, The Richardson Partnership, Inc., 7950 West Windmill Lane, Las Vegas, NV 89113