Planning Commission
Agenda Item

Date: May 12, 2021

Item No: 4.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: **SUP-12-2021 GENESIS II CENTER (Public Hearing).** Applicant: Robert A. Peoples.   Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a religious institution (church). Location: 2815 West Lake Mead Boulevard, Suites 111 and 112. (Ward 2)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-20-614-002)

The applicant is requesting approval of a special use permit to allow a religious institution (church). The property is located at 2815 West Lake Mead Boulevard, Suites 111, 112, 113 and 114. The property is zoned C-1, Neighborhood Commercial District and the Comprehensive Master Plan Land Use designation for the subject site is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Commercial Center (Simmons Plaza)
North	Community Commercial and Single-Family Low	C-1, Neighborhood Commercial District and Single-Family Low Density	Commercial Center (Simmons Plaza) and Single-Family Residential
South	Multi-Family Residential	PUD, Planned Unit Development District	Multi-Family Residential
East	Multi-Family Residential	PUD, Planned Unit Development District	Multi-Family Residential
West	Employment	C-1, Neighborhood Commercial District and M-1, Business park Industrial District	Commercial and Office Complex

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a religious institution (church) in an existing commercial center (Simmons Plaza) at 2815 West Lake Mead Boulevard, Suites 111, 112, 1113 and 114. The hours of operation are Wednesday from 6:30 p.m. to 7:30 p.m. and Sunday 10:00 a.m. to 12:00 p.m. The applicant intends to occupy four (4) suites of approximately 5,600 square feet in area. According to the proposed floor plan there will be restrooms, classrooms, office space and a congregating (meeting) area. The applicant indicated this is a teaching ministry and the intent of this location is for church assembly; bible classes; Sunday school; and pastoral staff offices.

The commercial development has office and retail uses currently. The uses include a Dotty's; liquor store; insurance office; beauty supply store; a pharmacy; and a restaurant. The liquor uses would not in normal circumstances meet the separation requirements per code, however the uses were in the commercial development prior to the religious facility.

The applicant has been operating the religious facility at this location in Suites 113-114 since 2019. The applicant applied for a tenant improvement for the addition of suites 111-112 and it was determined they were operating without the approval of a special use permit. The site was developed in 2009 and is in compliance with the development standards and commercial uses allowed at that time. No modifications are proposed to the outside of the building.

Access to the site is from two (2) existing driveways; one (1) on West lake Mead Boulevard and the other on Simmons Street. The parking is shared with all the commercial buildings onsite. The site contains approximately 169 parking spaces for the commercial center and the requested use requires 34 total parking spaces (4 spaces plus 1 for every 300 square feet of office area which is 14 parking spaces and a religious intuition for a maximum of 80 people (1 space for every 4 seats) which is 20 parking spaces.

Perimeter landscaping exists along West Lake Mead Boulevard and Simmons Street and includes a five-foot sidewalk. Parking lot landscaping is also provided at the end of all parking rows as well as islands within the parking lot. In addition, foundation landscaping existing adjacent to the parking lot with an existing sidewalk abutting the building. The commercial center is in compliance with the landscaping requirments.

The proposed church is consistent with the current land use designation and should not create a negative impact on the surrounding uses. Staff supports and recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1.   The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

2.   The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

3.   The proposed use is compatible with adjacent uses in terms of scale, site design,

and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

4.   Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

5.   Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1.   Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:
Letter of Intent
Site Plan
Elevations
Floor Plan
Clark County Assessor's Map
Location and Zoning Map