



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 10

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Miranda Cain, Planner

SUBJECT: **SUP-61-2024 HELLO HELLO MINISTRIES (Public Hearing).** Applicant: Caryn Bing. Request: A Special Use Permit in a PUD, Planned Unit Development District, to Allow a Religious Institution. Location: 3040 West Cheyenne Avenue. (APN 139-08-416-009). Ward 2 (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a special use permit to allow a religious institution (church). The 0.63 acre site is located at 3040 West Cheyenne Avenue. The site has a zoning classification of PUD, Planned Unit Development District and the Comprehensive Master Plan Land Use designation is Community Commercial.

BACKGROUND INFORMATION:

Previous Action	
On November 9, 2011, Planning Commission approved a special use permit (UN-70-11) to allow a religious institution.	

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development	Commercial Building
North	Multi-Family (up to 25 du/ac)	PUD, Planned Unit Development	Multi-Family Residential Development
South	Community Commercial	PUD, Planned Unit Development	Tavern with On-Sale
East	Community Commercial	PUD, Planned Unit Development	Undeveloped Commercial Pad
West	Community Commercial	PUD, Planned Unit Development	Commercial Building

DEPARTMENT COMMENTS:

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

ANALYSIS:

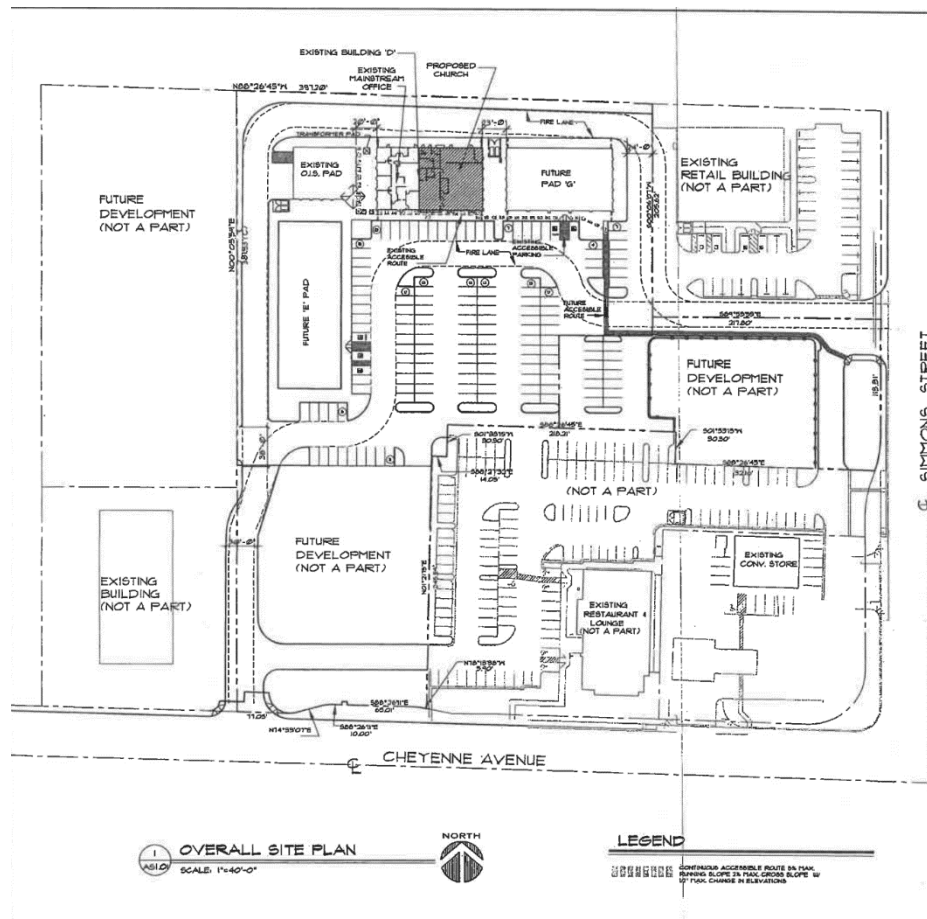
The applicant is requesting Planning Commission consideration of a special use permit to allow a religious institution (church). The site has a zoning classification of PUD, Planned Unit Development District and the Comprehensive Master Plan Land Use designation is Community Commercial. The proposed location is within an existing single story building situated at 3040 West Cheyenne Avenue. According to the site plan provided, the building is approximately 6,060 square feet in area. The church intends to conduct services on Sundays at 10:00 am, 2:00 pm, and 7:00 pm, as well as additional services on special feast days and religious holidays. Historically a religious institution (church) has occupied this location in past starting November 2011 until September 2019.

Access to the site is from two (2) existing driveways; one (1) on Simmons Street and one (1) on Cheyenne Avenue. The site was developed in 2007 and adheres to the commercial

design standards in place at the time of development. Since being developed, there have been no substantial changes to the exterior. According to the letter of intent no modifications to the building exterior are proposed. Any exterior or interior modification will require building permits.

The applicant seeks a maximum of 300 seats for the religious institution (church). The occupancy requirement would need to be addressed with the building department at the building permit stage. A proposed religious institution with 300 seats requires 75 parking spaces. The site has shared parking within the commercial complex. Currently, 136 parking spaces are provided for the various business in this portion of the complex. The proposed use is within an existing building that was previously utilized as a religious institution (church) under a previous special use permit (UN-70-11). Therefore, staff does not anticipate any parking concerns for the proposed use and the existing approved uses.

Applicant Provided Site Plan



Currently both an establishment requiring an on-sale liquor license (tavern) and an establishment requiring an off-sale liquor license (convinced food store with gas pumps) use occupy the existing commercial center. Both uses require a distance separation from

religious institutions. Since both uses pre-date the proposed religious institution (church), neither business would be immediately affected. However, any expansion would need to comply with the distance requirement or obtain a waiver.

The site plan indicates six (6) feet of foundation landscaping surrounding the building. The site plan also indicate six (6) foot parking islands adjacent to the building and at the end of all rows of parking. Based on the pictures provided most landscaped areas do contain some shrubs but not the amount required by the municipal code. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. Additionally the pictures provided do not show the required tree in each of the parking islands. All parking islands should have at least one tree planted in them to comply with the municipal code.

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:

- The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - The proposed religious institution (church) is permitted within the PUD, Planned Unit Development District with an approved special use permit. The Comprehensive Master Plan is Community Commercial, which consists of commercial retail uses and restaurants, however places of worship are a supporting use within the community commercial land use.
- 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;
 - The purpose of the PUD (Planned Unit Development District) is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial, and industrial development and to encourage a more creative approach in the utilization of land. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood. The proposed religious institution (church) is providing a service to the surrounding residents.
- 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);
 - The proposed religious institution (church) should not interfere with the

existing multi-family residents or existing commercial facilities and should not create a negative impact on the existing business or neighboring residents.

- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - This is an existing commercial center with a site plan layout for multiple pads. The addition of the proposed religious institution (church) should have no significant impact to the surrounding office buildings, residents and businesses.
- 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.
 - The proposed religious institution (church) should not have a negative impact the existing facilities and services.

The surrounding neighborhood includes existing multi-family residential subdivisions and a manufacturing facility. The proposed religious institution (church) should not create a negative impact on the surrounding neighborhood. Staff supports the request and recommends approval with conditions.

CONDITIONS:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All foundation landscaping and parking lot landscaping must meet 50% groundcover within two years of planting.
3. All parking islands must have at least one tree planted in them.
4. All services must be performed inside of the building.
5. The maximum number of occupants for the building shall be determined by the building department.

Public Works:

6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633 2676 to request a scope.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Elevation Photos

Clark County Assessor's Map

Location and Zoning Map