



Planning Commission Agenda Item

Date: March 12, 2025

Item No: 8

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: SUP-02-2025 KOINONIA CHRISTIAN CHURCH (Public Hearing).
Applicant: Koinonia Christian Church. Request: A Special Use Permit in a C-1, Neighborhood Commercial District, to Allow a Religious Institution (Church). Location: 4375 North Pecos Road, Suite 105. (APN 140-06-318-001). Ward 1. (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 site is located at 4375 North Pecos Road, Suite 105. The site is a 3.29-acre commercial center (Westland Center) and has a zoning classification of C-1, Neighborhood Commercial District and the Comprehensive Master Plan Land Use designation of Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	C-1, Neighborhood Commercial District	Existing Commercial Center (Westland Center)
North	Heavy Industrial	M-2, General Industrial District	Existing Truck Stop (Pilot)
South	Heavy Industrial	M-2, General Industrial District	Existing Convenience Food Store and Business Park Warehouse
East	Heavy Industrial	M-2, General Industrial District and M-1, Business Park Industrial District	Existing Commercial Convenience Food Store with Gas Pump and Fast Food Industrial Business Park
West	Heavy Industrial	M-2, General Industrial District	Industrial Business Park

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.

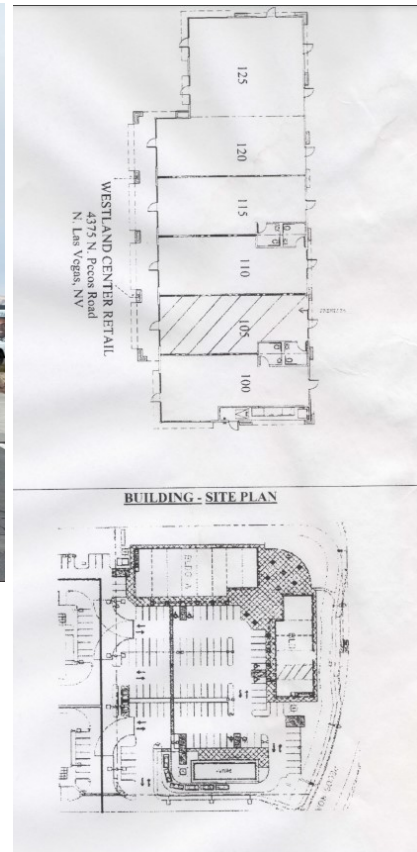
ANALYSIS:

The applicant is requesting Planning Commission consideration of a special use permit to allow a religious institution at the site located at 4375 North Pecos Road, and existing commercial center. The site is currently occupied by the applicant in suite 105 and has been operating as a church at this location for approximately 10 years. This information is according to staff research and confirmation by the applicant. The site has a zoning classification of C-1, Neighborhood Commercial District and the Comprehensive Master Plan Land Use designation for the subject site of Heavy Industrial.

The church serves a small congregation of approximately 15-25 individuals and conducts services twice a week. These services include Wednesday Bible Study at 7:00 PM and Sunday morning service at 11.

The existing building was constructed in 2009 and complied with the commercial standards in place at that time. Since its development, there have not been substantial changes to the exterior of the building. This site was originally designated for professional office space and office warehouse. In May of 2006, this portion of the site was rezoned to C-1, Neighborhood Commercial District for commercial uses.

The attached photo elevations and letter of intent indicate that no modifications are proposed to the exterior of the building. Access to the site is provided by two (2) existing driveways; the main entrance on Pecos Road and the other from Corporate Center Drive to the south of the building.



The attached photos submitted for the elevation requirement, indicate an existing landscape planter at the entrance. The onsite landscaping has recently been refreshed for the foundation landscaping and parking lot landscaping. However, a tree is missing in the parking island adjacent from the entrance, which was present during the original landscaping installation and will be required to be replaced.

The proposed religious institution requires one (1) off-street parking space for every four (4) seats, based on the design capacity of the main assembly hall. The letter of intent indicated seating for a maximum of 25 people, which requires seven (7) parking spaces.

The existing shared parking within the center comprises 82 parking spaces and complies with the parking requirements.

The submitted photographs of the building elevations reveal existing signage on both the west and east sides of the building. Staff has conducted research and determined that these signs were installed without a building permit. The applicant is required to bring the signs into compliance with the required by applying for and obtaining the required building permits for the two (2) signs.

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 C-1, Neighborhood Commercial District with an approved special use permit. The Comprehensive Master Plan is Heavy industrial, which encompasses industrial uses with a secondary of office and commercial uses. A religious institution can be considered within the commercial category.
- 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 C-1, Neighborhood Commercial District is to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhood. 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 ability to worship/fellowship.
- 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) has been established at this location for over 10 years and should not interfere with the existing business.
- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - The proposed religious institution (church) has been established at this

location for over 10 years and should not have any adverse impacts on the surrounding business, multi-family residential subdivisions and single family within a mile of the requested use.

- 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) has been established at this location for over 10 years and should not have a negative impact the existing facilities and services.

The surrounding immediate neighborhood includes existing commercial and manufacturing with both multi-family residential subdivisions and single family within a mile of the requested use. The proposed church should not create a negative impact on the surrounding neighborhoods and business. 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. The applicant shall bring the existing building signs into compliance with the required building permits for the two (2) signs.
3. The applicant shall replace the missing tree in the parking island adjacent from the entrance.

Public Works:

- 4 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