



Planning Commission Agenda Item

Date: August 9, 2023

Item No: 7

TO: Planning Commission

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

SUBJECT: **SUP-35-2023 IGLESIA CRISTIANA BETHEL (Public Hearing).** Applicant: Carmen Bohorquez. Request: A special use permit in a PUD (Planned Unit Development District) to allow a religious institution. Location: 3440 West Cheyenne Avenue, Suite 400. (APN 139-08-417-004) 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 in a PUD (Planned Unit Development). The current land use category is Mixed-Use Employment. The subject site is located approximately 845 feet east of Allen Lane north of Cheyenne Avenue.

BACKGROUND INFORMATION:

Previous Action	
On February 18, 1997 City Council approved a property reclassification (ZN-08-97) from R-E, Ranch Estates District to PUD, Planned Unit Development District	
On March 12, 2003 Planning Commission approved a Final Development Plan (FDP-09-03) to develop a 9.09 acre portion of an 80 acre PUD, Planned Unit Development District as commercial.	

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed Use Employment	PUD Planned Unit Development	Existing Commercial Development
North	Mixed Use Employment	PUD Planned Unit Development	Existing Commercial Development
South	Mixed Use Employment	PUD Planned Unit Development	Existing Commercial Development
East	Multi-family Residential	PUD Planned Unit Development	Existing Residential
West	Mixed Use Employment	PUD Planned Unit Development	Existing Commercial Development

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 in an existing Planned Unit Development (PUD). The subject site is part of an overall larger development consisting of approximately 80 acres and consisting of multi-family, neighborhood commercial and mixed-use commercial areas. The proposed site is 1,500 square feet in size and is located within the Cheyenne Business Park located on the north side of Cheyenne Avenue approximately 845 feet east of Allen Lane. The subject site is zoned as Planned Unit Development (PUD) with a Land Use Designation of Mixed-Use Employment. The proposed use occupies one (1) suite in the southeastern most building on the site and is 1,500 square feet in size.

Cheyenne Business Park currently consists of 6 similar commercial buildings with an undeveloped portion that could hold an additional two (2) buildings of similar design. This development was constructed in 2004 and conformed to the industrial design standards of that time. The landscaping was also installed in 2004 at the time of construction. At the time the landscaping met the industrial design standards. There are no changes being proposed to either the exterior of the building or landscaping as part of this application. Access to the site is currently from three (3) points, all from Cheyenne Avenue. There will be additional access from Allen Lane when an adjacent project, currently under construction, has been completed. Cheyenne Avenue is a 100' right of way and is the only street directly adjacent to this site.

The site was developed in 2003 and has not substantially changed. Perimeter landscaping for the site appears in compliance with ordinance requirements. The site contains 256 parking spaces and is in compliance with parking requirements. No modifications are being proposed to the exterior of the building, which complies with the commercial design standards. The interior modification includes a few interior rooms, which should not create any impact on the surrounding uses. The occupant load will be 40 persons at this location, a change in occupancy will be required from their current "B" to an "A" occupancy. This will be addressed during the building permit process.

Staff has no objection to the proposed use of the subject site. This PUD allows for uses permitted in the C-2, General Commercial District. Religious Institutions are permitted with the approval of a Special Use Permit. The proposed use is acceptable and is consistent with the current land use and uses currently within the development. The proposed church should not create a negative impact on the surrounding uses. Staff recommends to approve with the 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

Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map