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Architecture ■ Interiors

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June 20, 2024

City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

re: **APN 162-03-801-134 Benevolence Temple**
700 East St. Louis Avenue

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

Site Development Plan for a new two-story residence hall for volunteers and a new one-story exhibition and religious art display building with site modifications including a parking lot reconfiguration and entry feature.

Project Description

The project includes a new 15,126 square foot two-story residence hall/convent for volunteers serving the Benevolence Temple; a new 10,604 square foot exhibition and religious art display building with site modifications. The site includes existing 8,460 square foot house of worship and a two-story 14,054 square foot administrative building. The site modifications include driveway changes, a new gate structure on St. Louis Avenue and new landscape. The property is zoned Civic (C-V). The proposed additions do not exceed 35' high.

The residence hall/convent is for local monastics and visiting nuns. According to Buddhist rules, Buddhist monastics cannot have personal assets. The nuns do not have vehicles of their own. The temple has two vans for group transportation. The larger sleeping rooms are for visiting nuns from overseas. They come for special events and only stay for a short term. They don't have vehicles.

The previously existing worship space is the temple for this religious community. The typical temple seating arrangement includes tables for sutra chanting using books, hassocks for sitting and kneeling down during worship and space to stand. The space needed per person in a Buddhist temple is larger than that of a typical non-denominational church.

The sole purpose for the exhibition space is to display master art works by H.H. Dorje Chang Buddha III, including contemporary art, ink painting, sculptures, and

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many other kinds of art work centered around the Buddhist community.

The proposed parking provided on the site is 47 spaces, including 9 compact spaces and 3 accessible spaces.

The proposed landscape design includes existing species that have been planted on the site and will remain, but that are not listed in the SNRPC list of appropriate plants because they are fruit trees and other decorative trees. The new landscape conforms to the SNRPC list.

Justification

The site has existed as a church for many years in the past. This Buddhist community is a religious community that is a successor to the past communities.

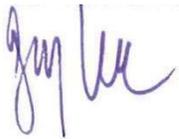
The site is adjacent to a community-oriented site on the east and an office-zoned site on the south. The subject corner property is uniquely situated for this religious use.

Since personal assets are not allowed, the site is used for compassionate reflections and prayer. The parking requirements for the site are much less than that of other more common religious institutions with regular church services.

We do not expect the site to ever require parking for more than 30 vehicles. The Benevolence Temple does not have public religious services as in other faiths.

The property was developed a long time ago and, if the application is approved, it would be a remarkable improvement to the neighborhood and set a high standard for redevelopment.

Very truly yours,



George M. Rogers, AIA

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Civil
Flood Control
Structural
Surveying
Traffic



June 8, 2024

City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Subject: Parking Analysis for Benevolence Temple
Lochsa Engineering No. 221034.00

To Whom It May Concern,

Lochsa Engineering has reviewed the proposed site plan for the proposed expansion of the existing Benevolence Temple located on the southeast corner of St Louis Boulevard and 6th Street within the City of Las Vegas. Based upon the site plan, the existing uses include an 8,460 square foot House of Worship and a 14,054 square foot administrative building. The proposed expansion will include a new 10,604 square foot exhibition hall and a 15,126 square foot residence hall.

The residence hall will consist of 62 beds that will house visiting nuns and volunteers. According to Buddhist rules, Buddhist monastics cannot have personal assets. The nuns do not have vehicles of their own. The temple currently has two vans for group transportation. The larger sleeping rooms are for visiting volunteers from overseas. They come for special events and only stay for a short term.

Based upon the City of Las Vegas Title 19 Municipal Code, the site is required to have 189 parking stalls. Referring to the enclosed site plan, the proposed improvements will include 46 parking stalls.

In order to determine if the 46 parking stalls will be adequate upon completion of the project, the existing facilities were observed on a typical weekday and a typical weekend. In discussion with the representatives from the Benevolence Temple, the existing House of Worship does not have scheduled services. Visitors may come throughout the day and worship. Due to this, the existing site was observed on a 12 hour period on both the typical weekday and weekend. During the weekday, the site had a peak of 13 occupied parking stalls while on the weekend the site had a peak of 14 occupied parking stalls.

In order to determine the parking demands of the proposed uses, the Institute of Transportation Engineers (ITE) publication entitled "Parking Generation – 6th Edition". In review of this document, a land use of "Museum" for the Exhibition Hall was utilized. The average rate of 0.90 parking stalls per 1000 square feet was utilized for the Exhibition Hall. This equates to 10 parking stalls ($0.90 * 10,604 = 9.6$).

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In reference to the same publication, a land use that is similar to the residence was not contained in the referenced publication. However, as noted herein the use of the residence hall is for out of town visiting monks who arrive at the facility to visit the exhibition hall. Typically the Monks travel to Las Vegas via air and are anticipated to arrive at the facility either by ride share or taxi. Since the ITE publication does not have such a land use, this report will utilize the parking requirement as provided in the Architectural Site Plan Parking Matrix. The parking requirement of the residence hall is 21 parking stalls.

Utilizing the existing peak parking observation, the calculated parking requirement for both the residence hall and exhibition hall yields 45 parking stalls (14 + 10 + 21 = 45). Based upon this information, the provided 46 parking stalls is deemed adequate for the project.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING



Ted T. Egerton, P.E.

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700 East St Louis
Sunday June 9, 2024

EXISTING

TIME OCCUPIED STALLS

7:00 a.m.	9
8:00 a.m.	10
9:00 a.m.	10
10:00 a.m.	13
11:00 a.m.	14
12:00 p.m.	14
1:00 p.m.	13
2:00 p.m.	11
3:00 p.m.	12
4:00 p.m.	9
5:00 p.m.	9
6:00 p.m.	9
7:00 p.m.	9

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700 East St Louis
TUESDAY June 4, 2024
EXISTING
TIME

OCCUPIED STALLS

7:00 a.m.	9
8:00 a.m.	9
9:00 a.m.	9
10:00 a.m.	10
11:00 a.m.	11
12:00 p.m.	10
1:00 p.m.	12
2:00 p.m.	12
3:00 p.m.	13
4:00 p.m.	10
5:00 p.m.	11
6:00 p.m.	9
7:00 p.m.	9

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