

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0398-REDWOOD TORAH CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; and **3)** reduce egress gate setback.

DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone.

Generally located north of Dewey Drive and west of Redwood Street within Spring Valley.
MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-411-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Redwood Street where street landscaping is required per Section 30.04.01D.7.
2. Increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback per Section 30.04.03B.1 (a 100% increase).
3. Reduce the proposed egress gate setbacks to 4 feet where a minimum of 50 feet is required per Section 30.04.03E (a 92% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5555 Redwood Street
- Site Acreage: 4.08
- Project Type: Access gates and guard shack
- Number of Stories: 1 (proposed guard shack)
- Building Height (feet): 10 (proposed guard shack)/6 (proposed access and egress gates)/6 (existing fence)
- Square Feet: 48 (proposed guard shack)
- Parking Required/Provided: 32/167

History & Site Plan

The subject property was reclassified to C-P zoning via ZC-2149-98 by the Board of County Commissioners (BCC) in April 1999 with a use permit for an assisted living facility. A design

review for an office building was subsequently approved with WC-400244-02 (ZC-2149-98) in September 2002 by the BCC. Furthermore, UC-22-0557 was approved in 2022, which allowed the conversion of the existing office building to a private school and daycare. The school was to be developed over a 4 year period and is still currently going through their development phases. Additionally, a fence was constructed without building permits along the north, east, and south perimeter of the school between October 2023 and February 2024. At the time, it was determined that no building permits or planning approval for the fence were necessary.

The site plan depicts the installation of 2 proposed access gates, 1 proposed egress gate, and a proposed guard shack. The first 2 proposed access gates and the guard shack are depicted in the northwest corner of the site and will be accessible from the driveway along on Diablo Drive (north property line). The westernmost proposed access gate is set back over 100 feet south of the northwestern driveway. The second and northernmost access gate will be set back over 100 feet east of the northwestern driveway. Furthermore, the proposed guard shack will be set back 54.5 feet from the north property line and is located in between both access gates.

The proposed egress gate will be installed at the driveway along Redwood Street (east property line) and is set back 4 feet from the property line where 50 feet is required per code, thus necessitating a waiver of development standards. Furthermore, the applicant proposes to increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback. The existing school building and its related facilities are centrally located in the parcel. Parking for the site is provided around the perimeter of the school building and its facilities.

Landscaping

The site was developed with street landscaping along Diablo Drive, Redwood Street, and Dewey Drive, which is comprised of a 6 foot wide landscaping strip containing a mix of shrubs and large trees spaced a maximum of 20 feet on center.

There are no changes to the previously approved landscaping being proposed with this application, however the aforementioned fence was constructed within the 6 foot wide street landscape strip along the perimeter of the site. While the existing shrubs and trees remain outside of the fence, this technically reduces the landscape area along Redwood Street to less than the required 6 feet. For this reason, approval of the waiver of development standards is requested.

Elevations

Elevations of the proposed pre-manufactured guard shack has an overall height of 10 feet and constructed of vinyl panels painted to match the existing school building. The guard shack also features an entry door on the south facing elevation and a window on the west facing elevation.

Applicant's Justification

The applicant states that the installation of the access gates and guard shack is necessary to protect its students. The access gates on the northwest corner of the site will not be open during school hours but will instead be opened only during pick-up and drop-off times. During school hours, these gates will be monitored by a guard stationed in the adjacent guard shack. The

applicant also states that the reduced setback for the access gate on Redwood Street will not cause any stacking within the right-of-way, as it will be used for egress only.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900661 (UC-22-0557)	First extension of time for a use permit for a school and daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by ZA	September 2025
ADR-24-900510 (UC-22-0557)	Administrative design review to revise the original plans and add shade structures to outdoor play areas	Approved by ZA	August 2024
VS-22-0558	Vacation and abandonment of patent easements	Approved by BCC	November 2022
UC-22-0557	Use permit for a school & daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by BCC	November 2022
UC-0360-07	Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Signage for an office complex	Approved by BCC	July 2006
TM-0316-02	One lot commercial subdivision	Approved by PC	September 2002
WC-0244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a Use Permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CP	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Undeveloped
East	Public Use	PF	Grant Sawyer Middle School
West	Neighborhood Commercial	RS20	Undeveloped & single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The plans show that fence was installed behind the existing street trees and shrubs, however; the fence was installed within the landscape strip and not behind it. Title 30 dictates that the location of the existing fence eliminates the landscape strip along Redwood Street to less than the 6 foot minimum width requirement. Since the landscaping along Redwood Street has been maintained and will remain, and the other landscaping on site is not being affected, staff can support this request.

Waiver of Development Standards #2

The existing fence height is 6 feet for the entire perimeter of the site. Title 30 depicts that a maximum 3 foot high fence is allowed within the front setback of a commercial zone property. Staff finds that this request does not negatively impact the school or the surrounding area in a negative manner. Staff finds the existing mature landscaping the existing 6 foot fence creates a sufficient visual and physical barrier which promote safety and security for the school. Staff supports this request.

Waiver of Development Standards #3

Staff does not normally support waivers of development standards for gate setbacks, as these setbacks are imposed to avoid any potential safety hazards. In this case however, staff finds that neither of these issues are likely to occur due to the gate being utilized for egress only. Any stacking that occurs with this access gate will be internal and should not affect the right-of-way. For this reason, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the installation of the proposed access gates and guard shack will not have any negative impacts on the surrounding properties, as this project is only adding minor improvements to the existing site. The guard shack will be painted to match the existing school, and the access gates will connect to the fence that was already installed. For these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statute

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that all subsequent phases beyond Phase 1 of UC-22-0557 must commence by November 16, 2025 or the application will expire unless extended with an approval of an extension of time as a public hearing; within 2 years from the approval date this application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YESHIVA DAY SCHOOL OF LAS VEGAS

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