

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-22-702-005

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: Addition to existing school
- Number of Stories: 1
- Building Height: 18 feet, 2 inches
- Square Feet: 1,596 (proposed expansion)/13,918 (existing facility)
- Parking Required/Provided: 19/48

History and Request

The Planning Commission (PC) previously approved a design review for an addition to an existing school. A condition of approval required a review in 6 months. The PC approved the first review for the addition to an existing school in October 2023. A condition of approval required a review by February 21, 2024 to assess the status of the installation of the required school zone flasher signal. A second review was approved in April 2024, subject to another review to be heard at the August 20, 2024 PC meeting. A third review was filed and approved in August 20, 2024, subject to another condition for review in 3 months.

Site Plan

The approved plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the site is in the northern portion

of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The approved school addition is in the south, central portion of the site attached to the southern wall of the existing building. The approved plan indicates the addition is approximately 1,596 square feet and will replace an existing patio and is surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property has remained as is. The northern and eastern property lines have a 5 foot landscaping strip consisting of a variety of shrubs and large trees. The western property line contains minimal landscaping with some small trees due to a drainage culvert on that side of the property. Parking lot landscaping will remain as is and consists of landscaping strips and islands with small to medium trees with shrubs dispersed between the trees.

The southern/rear property line will have updated landscaping. The landscaping complied with required buffer adjacent to a less intensive use. The approved landscape plan depicts 15 Eldarica Pine (*Pinus Eldarica*) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

The approved elevations depict the existing school/daycare facility building as a 29 foot tall structure with a pinkish-beige painted stucco exterior and red-orange tile gabled roof. Commercial shaker windows are shown on all sides of the building. The front of the existing school is all glass with a commercial door and protected by a porte-cochere with matching exterior elements.

The addition to the building is shown facing the south. The approved plans depict the addition with a reddish-orange gabled tile roof and a pink-beige painted stucco exterior to match the existing structure. The approved plan also depicts the peak height of the roof gable at 18 feet and 2 inches. Commercial shaker windows are provided on the south elevation of the structure only and 2 glass paneled doors are provided on the south frontage for access to the play area.

Floor Plans

The approved plans provided show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces of 723 square feet and 732 square feet along with a storage room. The addition is accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building is accessed by 2 doors at the south central end of the addition. The addition replaces an existing 16 foot patio and expands an additional 16 feet from the existing patio.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400066 (DR-22-0582):

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 3 months to review;
- Compliance with previous conditions.

Listed below are the approved conditions for AR-24-400019 (DR-22-0582):

Comprehensive Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant shall submit an application for review as indicated in the filing deadline schedule to be heard at the August 20, 2024 Planning Commission meeting;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

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

Listed below are the approved conditions for AR-23-400118 (DR-22-0582):

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Public Works - Development Review

- Until February 21, 2024 to review as a public hearing for completion of the school zone flasher installation;
- Compliance with previous conditions.

Listed below are the approved conditions for DR-22-0582:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 6 months to review;
- Off-site improvements to be completed, including flashers, prior to the issuance of certificate of occupancy for the classrooms;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that the flashers and offsite improvements have been completed and Public Works has closed out the permit. They request that this review be the final one as they state that they have met all prior conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400066 (DR-22-0532)	Third application for review for an addition to an existing school and off-site improvements	Approved by PC	August 2024
AR-24-400019 (DR-22-0532)	Second application for review for an addition to an existing school and off-site improvements	Approved by PC	April 2024
AR-23-400118 (DR-22-0532)	First application for review for an addition to an existing school and off-site improvements	Approved by PC	October 2023
DR-22-0582	Design Review for addition to an existing school	Approved by PC	February 2023
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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**Public Works - Development Review**

Applicant has completed all of the off-site improvements including the school flashers; therefore, staff has no objection to this application for review.

Staff finds that the applicant has applied for 3 prior design reviews and been approved on each individual one. Staff also finds that the applicant has completed traffic studies, structural studies, and off-sites. Therefore, 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 Statutes.

PRELIMINARY STAFF CONDITIONS:**Public Works - Development Review**

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:**

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

CONTACT: CRAIG LUCAS, KGA ARCHITECTURE, 9075 W. DIABLO DRIVE, SUITE 300, LAS VEGAS, NV 89148