

09/20/22 PC AGENDA SHEET

DAYCARE & MAJOR TRAINING FACILITY
(TITLE 30)

RUSSELL RD/GRAND CANYON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400095 (UC-20-0203)-JOSHUA GROUP, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** daycare facility; and **2)** major training facility.

DESIGN REVIEWS for the following: **1)** daycare facility; and **2)** major training facility on 2.1 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-501-002

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Daycare and major training facility
- Number of Stories: 1
- Building Height (feet): 29 (daycare)/27 (major training facility)
- Square Feet: 11,367 (daycare)/6,000 (major training facility)
- Parking Required/Provided: 54/56

Site Plans

The previously approved plans depict an 11,367 square foot daycare facility in the southwest corner of the property and a 6,000 square foot major training facility to the east of the daycare building. The main parking area is located in the front of the buildings, and there is additional parking south of the major training facility building. A detached sidewalk extends along the north boundary of the site. The daycare building has playground equipment and a shade structure located on the eastern side of the building and a 5 foot wide walkway surrounds the daycare building. Trash enclosures for the uses are located in between the buildings. The major training facility has a 5 foot wide walkway on the north, west, and south sides of the building. A loading space is located in the southeast corner of the major training facility, which is buffered by intense

landscaping along the southern boundary from the residential to the south. A 6 foot high wall exists along the southern and eastern property boundaries, and a 6 foot high wall is proposed along the western property line. The site is accessed from Russell Road by a 36 foot wide commercial driveway.

Landscaping

The previously approved plans show a 5 foot 6 inch wide landscape strip with a detached sidewalk and a 10 foot 6 inch wide landscape area between the sidewalk and the parking area. A 12 foot to 16 foot wide landscape strip is located along the west property line. An intense landscape strip extends from the southwestern corner of the property along the rear of the site and extends north along the eastern boundary of the site. Parking lot landscaping meets Title 30 requirements. The plans also depict landscaping on the north and east sides of the daycare facility and landscaping on all sides of the major training facility.

Elevations

The previously approved plans depict an 11,367 square foot daycare facility with variations in roof elevations from 16 feet high to 22 feet 4 inches high with a decorative parapet and canopy in the front of the building. The overall height of the building when measured from the entry feature is 29 feet 2 inches high. The daycare building has a stucco exterior with decorative stone veneer on the lower half of the building. The 6,000 square foot major training facility has alternating building storefront parapets with metal canopies in the front of the building, stucco exterior, and stone veneer to match the daycare facility building. The overall height of the building is 27 feet 6 inches at the top of the parapet, and 19 foot high for the straight portion of the roofline.

Floor Plans

The previously approved plans show an 11,367 square foot daycare facility with a lobby/reception area, 7 classrooms, a multi-purpose room, a large activity area, an infant room, restrooms, and staff support uses such as offices, laundry, lounge, conference room, and storage. The plans for the proposed 6,000 square foot major training facility show an open floor plan in order to build to suit for future tenants.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0203:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits in order to provide fair share contribution towards public infrastructure;
- Design review as a public hearing for any significant changes to plans.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0193-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states as of August 2021, off-site civil improvements have been approved and the applicant is making plans to commence construction. The applicant is requesting an extension of time for the construction of the daycare and major training facility.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0468	Waivers for non-standard improvements (landscaping) in right-of-way	Approved by PC	December 2020
UC-20-0203	Daycare and major training facility	Approved by PC	June 2020
DA-1872-00	Development Agreement for Southwest Ranch - expired	Approved by BCC	March 2001
VS-1810-00	Vacated and abandoned a portion of Park Street and Quail Avenue (east property line)	Approved by PC	February 2001
ZC-1791-00	Reclassified from R-E to C-2 and R-3 zoning for a commercial development and single family residential - expired	Approved by PC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Corridor Mixed-Use	C-2	Gasoline station, convenience store, & tavern

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that the applicant has made progress obtaining approval of different permits such as BD-21-01922 to construct a school/daycare and BD-21-24955 for commercial grading for a school/daycare which are both ready to issue, and PW-20-16315 for off-site permits has been issued demonstrating that the applicant is making progress towards construction. Therefore, staff can support a 2 year extension of time.

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:

Current Planning

- Until June 2, 2024 to commence.
- 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 that 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.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road, Hualapai Way to Durango Drive improvement project;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: JOSHUA GROUP, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV
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