

10/04/22 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

CACTUS AVE/AMIGO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for the following: **1)** a private school with parking area; and **2)** finished grade on a portion of 45.3 acres in a P-F (Public Facilities) Zone.

Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/dd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-27-401-028; 177-27-801-021 ptn

**DESIGN REVIEWS:**

1. A private school development.
2. Increase finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 533% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 45.3 (portion)
- Height (feet): 54
- Project Type: Private school/parking
- Square Feet: 161,627 (final total)
- Parking Provided: 300

Site Plan

The original plan depicts a multi-phase private school development on a portion of 45.3 acres within a Public Facilities (P-F) zone. The property will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned R-2 and includes a divided road entrance on the Capstone Academy Way (previously Aphrodite Street changed to Capstone Academy Way via SC-21-0279) alignment north of Cactus Avenue. Capstone Academy Way is a private street that will be shared and provide entry

access to the school on the north side of the buildings in the later phases. The approved school buildings are located on the 260 foot wide by 600 foot deep elevated bench portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church. The approved layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will be located in this elevated bench area and extending 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings are located 20 feet from the south property line and 10 feet from the west property line. The Phase 1 site plan shows a temporary construction driveway access from Cactus Avenue, located 45 feet east of the adjacent private street access (Capstone Academy Way alignment). The originally proposed construction driveway required approval of a waiver of development standards due to the additional access point; however, the waiver was withdrawn and is no longer a part of the overall request.

### Landscaping

The approved plans show landscaping associated with the private school facilities and a 15 foot pedestrian landscape area on the north side of Cactus Avenue. The sport fields are significantly below the surrounding residential property and only include a few trees shown on the south side of the pit adjacent to the condominiums. In order to minimize vertical impact on the residences to the west of the school, a total of 34 feet of landscaping will be installed on both sides of the private street.

### Elevations

Phase 1a floor plans and elevations show a 47 foot by 60 foot, 14 foot high flat roof modular building (built in Phase 1a and 1b) with decorative parapet wall and full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The 17 foot high entry includes a hip roof supported by round decorative columns. The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

Phase 1b includes two, 47 foot by 60 foot flat roof modular buildings and the remaining northern half of Phase 1a modular building. Each building has a painted modular exterior and HVAC units on the outside of each building.

Phase 1c includes 4 additional 47 foot by 60 foot modular buildings with similar architecture as Phase 1b. All modular buildings are 14 feet high at the flat roof and 17 feet high at the entry feature.

Phases 2, 3, and 4 includes a building built in phases next to Cactus Avenue. The approved building is 4 floors, 54 feet in height, and platform on column entry rising to the first 3 floors. Decorative rectangular and circular (3<sup>rd</sup> floor) multiple pane windows and multiple wall returns adding a variety of depth to the south face of the building. Decorative balusters are attached to the north face of the building, with all sides including exposed slate roofing and painted exterior insulation and finish (EIFS) walls.

Phases 3 and 4 include a 2 story, 30 foot high building with similar architecture as Phase 2.

Phase 5 includes a 3 story, 46 foot high building located between buildings 1 and 3. The primary access and main entry façade faces west and the building includes similar architecture as Phases 3 and 4.

Phase 6 includes a large 2 story, 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the building. Phase 6 is the northern most building and has similar architecture to Phase 5 with the exception of window orientation and scale.

Phase 7 includes the addition of a second story to the northern most multiple use building.

### Floor Plans

- Phase 1 is 20,020 square feet of modular buildings (7 modular buildings), including administration, pre-kindergarten, and classrooms.
- Phase 2 adds a 27,386 square foot building and removes 2 modular buildings. Phase 2 includes administration, classrooms, and pre-kindergarten.
- Phase 3 adds a 22,578 square foot addition and a new 9,895 square foot multiple purpose building, removing 2 more modular buildings. Phase 3 also includes administration, classrooms, and pre-kindergarten.
- Phase 4 adds a 22,578 square foot addition to complete the building facing Cactus Avenue, another 8,860 square foot multiple purpose building addition, and removal of the remaining 3 modular buildings. Phase 4 is anticipated to begin during year 5 of the development.
- Phase 5 adds a new 20,520 square foot, 3 story performing arts classroom building.
- Phase 6 adds a new 37,150 square foot addition for a gymnasium and theater to the northern multiple purpose building (1<sup>st</sup> story).
- Phase 7 adds a 12,660 square foot 2<sup>nd</sup> story addition to complete the multiple purpose, gymnasium, and theater building on the north side of the campus.

The Capstone School includes a total of 161,627 square feet and 4 buildings upon completion.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0171:

#### Current Planning

- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### 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 #0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant is requesting an extension of time in order to complete a hydrology study and to fundraise. Applicant also states that grading took longer than expected, and that most of the civil plans have been completed. The applicant is requesting an extension of time for the construction of a school.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Design Review for private school	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	March 2019
UC-2093-96 (ET-0191-16)	Fifth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	February 2017
UC-2093-96 (ET-0138-12)	Fourth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	December 2012
UC-2093-96 (ET-0144-10)	Third extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-0113-06	A report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Allow a temporary concrete batch plant, allowing additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below grade storm water detention basin, and permit a batch plant, a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997
VC-1855-95 (ET-0357-98)	First extension of time to review the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	October 1998
VC-1377-95 (ET-0356-98)	First extension of time for a privately funded below grade storm water detention basin and a temporary gravel operation - expired	Approved by PC	October 1998
VC-1855-95	Variance for the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	December 1995
VC-1377-95	Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired	Approved by PC	September 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-3 & RUD	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2 & RUD	Single family residential

### **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. A drainage study (PW20-19461) and traffic study (PW20-20218) have been submitted to the County and are in the review process. Staff can support an extension of time.

#### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this 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 July 22, 2024 to commence.

- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CAPSTONE CHRISTIAN SCHOOL

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135