

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** alternative landscaping; **4)** reduce landscaping; **5)** architectural compatibility; **6)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; **7)** reduce parking; **8)** allow access to a local street where not permitted; **9)** allow modified driveway design standards; and **10)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** school; and **2)** daycare 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/md/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-411-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 42 feet where 35 feet is the maximum height permitted per Table 30.40-4 (a 20% increase).
2. Reduce the height/setback ratio requirement adjacent to a single-family residential use to 63 feet where 87 feet is required per Section 30.56.070 and Figure 30.56-10 (a 27.6% reduction).
3.
 - a. Permit alternative landscaping adjacent to a residential use (single-family) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
 - b. Permit alternative landscaping adjacent to stacking lanes contiguous to the public right-of-way (Redwood Street) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
4. Reduce landscape island fingers where an island finger shall be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip per Figure 30.64-14.
5. Waive architectural compatibility standards for a classroom and multi-purpose buildings per Table 30.40-4.
6. Eliminate the pedestrian walkway from the adjacent public sidewalk along Redwood Street to the principal building entrance where a 5 foot wide walkway is required to connect the adjacent sidewalk to the principal building entrance per Section 30.60.050.
7. Reduce parking to 90 parking spaces where 91 parking spaces are required per Table 30.60-1 (a 1.1% reduction).

8. Allow access to a local street where a daycare must be adjacent to, and accessed from, a collector or arterial street per Table 30.44-1.
9.
 - a. Reduce throat depth to 8 feet for a driveway along Diablo Drive where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).
 - b. Reduce the curb return radius for a commercial driveway along Diablo Drive to 5 feet where a minimum radius of 15 feet is required per Uniform Standard Drawing 222.1 (a 66.7% reduction).
10. Reduce the approach distance for a driveway along Diablo Drive to 103 feet where a distance of 150 feet is required to Redwood Street per Uniform Standard Drawing 222.1 (a 31.4% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5555 Redwood Street
- Site Acreage: 4.08
- Project Type: Daycare and school
- Number of Stories: 2 (existing and proposed buildings)
- Building Height (feet): 32 (existing building A)/35 (proposed multi-purpose building D)/42 (proposed classroom buildings B & C)/
- Square Feet: 27,096 (existing Building A)/10,746 (proposed Building B)/7,504 (proposed Building C)/12,031 (proposed Building D)
- Parking Required/Provided: 67/223 (Phase 1a); 32/223 (Phase 1b); 66/90 (Phase 2); 89/90 (Phase 3); 91/90 (Phase 4)

History and Request

The Board of County Commissioners approved a school and daycare facility for the subject parcel via UC-22-0557 in November 2022. An administrative extension of time, ADET-25-900661, was subsequently approved by the Zoning Administrator in September 2025. The applicant is requesting a second extension of time to commence Phases 2 through 4 associated with the future expansion of the existing school and daycare facility.

Site Plan – Phase 1a and 1b (now complete)

The previously approved plans depict an existing 2 story office building (Building A) centrally located within the project site currently serving an office tenant. The office building will transition to a daycare facility and private school, consisting of 90 daycare students in 6 classrooms and 310 students (K through 8) in 18 classrooms for Phase 1a of the development. Phase 1b is designed to accommodate 90 daycare students in 6 classrooms and 400 students (K through 8) in 21 classrooms with the vacation of the existing office tenant. The existing office building has the following setbacks: 1) 234 feet from the north property line adjacent to Diablo Drive; 2) 231 feet from the south property line along Dewey Drive; 3) 88.5 feet from the east

property line adjacent to Redwood Street; and 4) 86 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas for the students are located immediately to the north and south of the office building. The proposed queuing plan for phase 1 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through an existing driveway along Redwood Street. Phase 1a of the development requires 67 parking spaces where 223 parking spaces are provided. Phase 1b of the development requires 32 parking spaces where 223 spaces are provided.

Site Plan – Phase 2 (estimated completion by August 2029)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during Phase 2 of the development. The first floor of the proposed classroom building will serve 120 daycare students while the second floor will serve 200 middle school students. Phase 2 is designed to accommodate a maximum of 800 students (200 daycare and 600 K through 8). The proposed classroom building has the following setbacks: 1) 395 feet from the north property line adjacent Diablo Drive; 2) 49 feet from the south property line along Dewey Drive; 3) 156 feet from the east property line adjacent to Redwood Street; and 4) 63 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the east of the proposed classroom building. The proposed queuing plan for Phase 2 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through a proposed (reconstructed) driveway along Redwood Street. A second driveway entrance to the project site is granted via a proposed driveway along Diablo Drive, located at the northeast corner of the site. The second driveway entrance is for ingress (entrance) purposes only serving busses that will pick-up and drop-off students. The bus queuing lane measures 24 feet in width and is located along the northeast portion of the site, along Redwood Street. Busses will exit the site from the driveway adjacent to Redwood Street. Phase 2 of the development requires 66 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 3 (estimated completion by August 2033)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during phase 2 of the development. A 2 story classroom building (Building C) will be constructed immediately to the east of Building B during Phase 3 of the development. Phase 3 of the development will allow the campus to grow to its full capacity of 1,000 students (250 daycare and 750 K through 8). Building C has the following setbacks: 1) 398.5 feet from the north property line adjacent to Diablo Drive; 2) 129 feet from the south property line along Dewey Drive; 3) 53 feet from the east property line adjacent to Redwood Street; and 4) 136 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the southeast of classroom Buildings B and C. The

circulation and queuing plan for Phase 3 of the development remains unchanged from Phase 2. Phase 3 of the development requires 89 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 4 (estimated completion by August 2038)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story, multi-purpose building (Building D) will be constructed immediately to the north of Building A. The multi-purpose building will consist of a gymnasium, art and science classrooms, and 2 kitchens. The multi-purpose building has the following setbacks: 1) 93.5 feet from the north property line adjacent to Diablo Drive; 2) 389 feet from the south property line along Dewey Drive; 3) 95 feet from the east property line adjacent to Redwood Street; and 4) 81 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas for the students are located immediately to the north and northeast of the multi-purpose building. A second playground area is located immediately to the southeast of Buildings B and C. The addition of the multi-purpose building will not increase student capacity on the campus; however, the addition of the 2 classrooms necessitates a waiver of development standards to reduce parking. Phase 4 of the development requires 91 parking spaces where 90 parking spaces are provided.

Landscaping

The previously approved plans depict an existing landscape area along the west property line measuring 10 feet in width. A 6 foot wide landscape area will be maintained along Diablo Drive and Redwood Street. Interior landscaping is equitably distributed throughout the site.

Elevations

Building A (existing building) consists of 2 stories measuring 32 feet to the top of the parapet wall. The exterior of Building A consists of stucco, stone veneer, and an aluminum storefront window system. The building is painted with neutral, earth tone colors.

Proposed buildings B (Phase 2) and C (Phase 3) consist of 2 stories measuring 42 feet in height to the top of the parapet roof. The buildings have varying rooflines including pitched roof elements consisting of standing seam metal. Decorative metal panels are provided on portions of the buildings to complement the primary exterior, consisting of stucco. Standing seam metal canopies are also provided over portions of the first floor area for the buildings. Building D measures 35 feet to the top of the parapet wall and consists of varying rooflines. The exterior of the building consists of stucco, accentuating decorative metal panels, and an aluminum storefront window system. Standing seam metal canopies are also provided over portions of the first-floor area for the buildings. Proposed buildings C (Phase 3) and D (Phase 4) are painted with neutral, earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. A waiver of development standards is required as the architecture of the proposed buildings is not compatible with the existing single-family residences to the west.

Floor Plans

Building A (existing building) measures 27,096 square feet in area and consists of 2 floors with multiple classrooms and restroom facilities. Proposed building B (Phase 2) has an area of 10,746 square feet and consists of 2 floors with multiple classrooms, prayer room, electrical room, and

restroom facilities. Proposed building C (Phase 3) measures 7,504 square feet in area and consists of 2 floors with classrooms, a prayer room, library, laundry room, administrative offices, activity room, teacher's workroom, and restroom facilities. Proposed building D (Phase 4) measures 12,031 square feet in area and consists of a multi-purpose room (gymnasium), 2 kitchens, storage rooms, platform (stage), restroom facilities, lobby, and science and art classrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the previous conditions for ADET-25-900661 (UC-22-0557):

Current Planning

- Until November 16, 2025 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the previous conditions for UC-22-0557:

Current Planning

- Design review for final design as a public hearing for all subsequent phases beyond phase 1;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; the installation and use of cooling systems that consumptively use water will be prohibited; 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; that this application must commence within 2 years of approval date or it will expire; and that once commenced, the construction of each phase must be diligently carried on until completion or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;

- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works.

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 #0388-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The intent of this extension of time request is to establish a timeline to commence phases 2 through 4. It is the intent of the Yeshiva Day School to expand their campus as enrollment increases. Phase 1 has been completed and is occupied, but it is not currently at capacity yet. Therefore, the future phases are not yet required to support their current enrollment. Based on the following projections, the Yeshiva Day School anticipates the following schedule for Phases 2 through 4: 1) Phase 2 (Open August of 2029); 2) Phase 3 (Open August of 2033); and 3) Phase 4 (Open August of 2038).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0398	Waivers of development standards to eliminate street landscaping; increase fence height; and reduce egress gate setback and a design review for a proposed guard shack in conjunction with an existing school and daycare	Approved by PC	November 2025
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	Use permit for place of worship - expired	Approved by PC	May 2007
WS-1334-05	Waivers of development standards for signage for an office complex	Approved by BCC	July 2006
TM-0316-02	Tentative map for 1 lot commercial subdivision	Approved by PC	September 2002

Prior Land Use Requests

Application Number	Request	Action	Date
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 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**Comprehensive Planning**

Staff finds the applicant has demonstrated satisfactory progress by commencing the first phase of this development, which includes a school and daycare facility. Drainage (PW23-10212) and traffic (PW23-100092) studies have been approved and a timeframe for the overall completion of the campus has been established by the applicant. Staff has no objection to this request contingent upon the applicant continuing to demonstrate satisfactory progress to the completion of the final buildout and that actual construction is diligently carried on until the completion of the building or structure involved.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, 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:

Comprehensive Planning

- 2 years to commence the next Phase of the project or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: REDWOOD TORAH CENTER, LLC

CONTACT: ETHOS| THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123