

SCHOOL
(TITLE 30)

UPDATE
PARADISE RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400117 (UC-1766-98)-CAPSTONE CHRISTIAN ACADEMY:

HOLDOVER WAIVER OF CONDITIONS of a use permit requiring A-2 landscaping on the western and southern property lines in conjunction with a school on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (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: School (pre-school through fifth grade)
- Number of Stories: 1
- Building Height (feet): 35 (as approved by UC-1766-98)
- Square Feet: 13,918 (as shown on DR-22-0582)
- Parking Required/Provided: 20/46 (as approved by UC-20-0599)

Plans, History, & Request

The existing school at the site was originally approved as a daycare facility by UC-1766-98. This application originally proposed a 21,696 square foot elongated building that was oriented east to west on the site and fronted Paradise Road. The landscape plans provided with these original plans showed the required landscaping on the western property line. These plans; however, were revised in March 1999 and resemble the current structure, layout, and frontage of the existing structure. The revised plans showed a 12,359 square foot structure with the landscaping area on the western property line indicated, but no further details provided. The daycare facility was

transitioned into a school by UC-20-0599, which showed the school as 13,552 square feet and the landscape plan provided showing similar landscaping on the western property to what exists currently. As of now, there is little to no landscaping present on the western property line, contrary to the requirement of UC-1766-98 that A-2 landscaping be present on the western property line.

The applicant is currently requesting that the requirement of UC-1766-98 to install A-2 landscaping on the western and southern property lines be waived in conjunction with their companion application requesting a 1,596 square foot expansion to the current 13,918 square foot school. The applicant is providing a landscape buffer per Figure 30.64-11 on the southern property line which is the current Code requirement of landscaping adjacent to a less intense use, meeting the intent of the condition. However, the landscaping does not meet the condition nor the current Code on the western property line.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1766-98:

Current Planning

- Subject to 2 years to commence;
- A-2 landscaping along the west and south property lines;
- B-2 landscaping along the north and east property lines;
- Right-of-way dedication of 40 feet for Serene Avenue and 30 feet for Paradise Road;
- Drainage and traffic studies and compliance;
- Full off-sites;
- Design review as public hearing on any significant changes.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are seeking this waiver to remove the requirement that buffering landscaping be required along the western property line. They state that the landscaping has never been placed along the western property line largely due to the location of a large drainage culvert along the western property line; and there does not appear to have been any complaints regarding the site from the adjacent property owner.

Prior Land Use Requests

Application Number	Request	Action	Date
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	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
DR-22-0582	A design review for an expansion of an existing school is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Based on review of the current state of the property, there does appear to be a large drainage culvert that would prevent the planting of any landscaping particularly on the northwestern portion of the property. Some landscaping has been provided in the southwestern portion of the site, so some attempt was made to meet the conditions of UC-1766-98 regarding landscaping. In addition, it appears that no complaints have been made regarding the site or its lack of landscaping on the western property line by the adjacent property owner. The adjacent property to the west appears to have some thick vegetation and a large structure that appears to create some buffering on the shared boundary, as well. Based on the facts, that the planting of landscape on the western property line is made difficult by a drainage culvert, no complaints have been filed, and some buffering does exist on the subject property line, staff can support this waiver.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

- Landscaping per Figure 30.64-11 shall be installed along the southern property line.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS: 1 letter

PROTEST:

PLANNING COMMISSION ACTION: December 6, 2022 – HELD – To 01/17/23 – per the applicant.

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

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