

01/17/23 PC AGENDA SHEET

SCHOOL
(TITLE 30)

PARADISE RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:

HOLDOVER DESIGN REVIEW for an addition to an existing 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: 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

Site Plan

The 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 school addition is in the south, central portion of the site attached to the southern wall of the existing building. The plan indicates the addition is approximately 1,596 square feet and will replace an existing patio and will be surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line (which meets the height/setback ratio as defined in Figure 30.56-10) and 84.5 feet from the eastern side property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property will remain as is. The northern and eastern property lines appear to 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 new landscaping will comply with Figure 30.64-11 for a landscaping buffer adjacent to a less intensive use. The 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 elevations depict the existing school/daycare facility building as a 29 foot 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 plans depict the addition with a reddish-orange gabled tile roof and a pink-beige painted stucco exterior to match the existing structure. The plan also depicts the peak height of the roof gable at 18 feet and 1 and three-eighths inch. 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 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 will be 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 will be accessed by 2 doors at the south central end of the addition. The addition will replace an existing 16 foot patio and expand an additional 16 feet from the existing patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting the subject design review to complete a proposed addition to their existing school/daycare facility to allow an increase in capacity to the school by adding 2 new classrooms. The school is already an established use, and the addition will match the existing structure, while also providing an additional landscape buffer along the southern property line to help mitigate any increased noise or other potential nuisances.

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
WC-22-400117 (UC-1766-98)	A waiver to a condition requiring A-2 landscaping on the west property line 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

Staff finds that the proposed expansion will meet all setbacks and parking requirements required by Title 30 and further finds that the proposed expansion will be architecturally compatible to the current structure and should not greatly impact the neighboring area regarding the visual appeal of the structure. In addition, the existing school facility does not appear to have any prior violations regarding noise or other disruptive behavior, so staff does not anticipate that the expansion will cause any increase or additional burden on the surrounding property owners. Staff also finds that addition of the buffering landscaping in the rear will also help mitigate any increased noise or nuisances that may arise. Based on these reasons, staff could support this

design review; however, due to the inability of Public Works to support the design review, staff is also unable to support this request.

Public Works - Development Review

The school was allowed to open prior to the completion of conditions with an understanding that the conditions would be completed within 1 year. The applicant has not paid the Traffic Mitigation fees, which were established in April 2021. Additionally, the applicant has not responded to the off-site plan review comments that were provided in July 2021. Since the applicant has made no effort to satisfy Public Works requirements, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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; 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC:
APPROVALS:
PROTESTS:

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

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR., SUITE 300, LAS VEGAS, NV 89148