10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:

ZONE CHANGE to reclassify a portion of 44.42 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a PF (Public Facility) Zone.

Generally located north of Cactus Avenue and east of Amigo Street within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
177-27-711-287; 177-27-801-021 ptn

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 10420 Capstone Academy Way
- Site Acreage: 44.42 (portion)
- Existing Land Use: Gravel pit/batch plant

Applicant's Justification
The applicant states that the RS3.3 zoning on the site is an easement area that retained the zoning designation of the residential development to the north. However, the easement has been acquired by the private school to the south and the applicant wishes to rezone it to PF zoning to allow for consistent zoning for the entire private school development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time for a church and private school	Approved by BCC	September 2024
ET-22-400096 (WS-20-0171)	First extension of time for a church and private school	Approved by BCC	October 2022
SC-21-0279	Street name change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Waivers of development standards for a private school	Approved by BCC	July 2020

Prior Land Use Requests

Application Number	Request	Action	Date
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
ET-400191-16 (UC-2093-96)	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
ET-400138-12 (UC-2093-96)	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
ET-400144-10 (UC-2093-96)	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
UC-0074-10	Use permit for a place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a private school	Approved by PC	March 2010
UC-1299-07	Use permit for a private school	Approved by PC	February 2008
AG-0113-06	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
UC-2093-96	Use permit to allow a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	PF, RS3.3, & RM18	Single-family & multi-family residential, & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family & multi-family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS2, RS3.3 & PF	Single-family residential

Related Applications

Application Number	Request
DR-26-0542	A design review for a private school with recreation fields is a companion item on this agenda.
ET-26-400085 (WS-20-0171)	Third extension of time for a private school is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. The Master Plan states that supporting land uses in the Mid-Intensity Suburban Neighborhood (MN) land use category include neighborhood serving public facilities such as schools, and therefore, the PF zoning would be appropriate for the site. The majority of APN 177-27-801-021 is already zoned PF, and the proposed zone change will allow for the overall private school property to have cohesive PF zoning throughout the entire site. The adjacent place of worship to the south is currently zoned PF also. For these reasons, staff finds the request for PF zoning is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

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 #0422-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: CAPSTONE CHRISTIAN SCHOOL
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135