10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:

DESIGN REVIEW for a private school with recreational fields on 49.42 acres in a PF (Public Facility) Zone.

Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

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

RELATED APN:
177-27-401-028

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: 49.42
- Project Type: Private school/recreation fields
- Number of Stories: 4
- Building Height (feet): 35 (Building 2)/28 (Building 3)/54 overall
- Square Feet: 135,523
- Parking Required/Provided: 250/287

Site Plan
The previously approved site plan depicts a multi-phase private school development. The school 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 RS3.3 and includes a proposed divided road entrance on Capstone Academy Way 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 property has been operating since 1998 with a gravel pit and is also currently used for drainage purposes. To develop the site, the applicant will fill a portion of the gravel pit to accommodate proposed sport fields that will be used by the private school. The pit is currently around 100 feet below the surrounding condominium and single-family residential properties. According to the applicant's cross section, the fields will be approximately

30 feet below the surrounding residential properties and the proposed private school facilities. The school buildings are to be located on the 260 foot by 600 foot 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.

This design review expands the private school campus to the north, converting 4.04 acres of a former gravel pit into sports fields while introducing minor modifications to the school's layout and facades.

Core design changes:

- Site expansion: Incorporates a 4.04-acre northern parcel for school sports fields.
- Zone change: Rezones the northern parcel from RS3.3 to PF (Public Facility) to match the existing campus.
- Topography adjustments: Fills a portion of the 100-foot-deep gravel pit so fields sit 30 feet below surrounding properties.
- Architectural changes: Updates building facades, elevations, and exact building footprints.

Access & Parking Configuration

- Primary access: Direct entry from Cactus Avenue.
- Future access: Shared private street entry via a proposed divided road on Capstone Academy Way to the west.
- Parking infrastructure: Parking fields will sit north and east of the main campus, including a shared-use parking agreement with Hope Baptist Church to the east. The new required parking is 250 spaces with 287 spaces provided, down from 300 spaces.

Landscaping

The approved plan shows a 15 foot wide pedestrian landscape area on the north side of Cactus Avenue. 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. These design review changes include the play area located behind Building 1 shifting further to the west. Both the tennis and basketball courts have been reoriented into north-south rows (changed from their previous east-west alignment).

Elevations

Buildings 2 and 3 are revised to no longer have red brick exterior and slate roof. The new exterior will be gray-beige with brick veneer. The heights of building 2 and building 3 are decreasing to 35 feet and 28 feet respectively.

Floor Plans

The revised total building square foot area decreased from 161,627 square feet to 135,523 square feet. The classroom building is adjusted and moved to the east.

Applicant’s Justification

The applicant is requesting to add 4.04 acres of property along the north property line to expand the owned property and allow the sports fields to extend to the north. There are some minor

changes to the building locations, a decrease in total square foot area, revised parking numbers, buildings 2 and 3 facades and height reductions.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time of a waiver of development standards for a church and private school	Approved by BCC	September 2024
ET-22-400096 (WS-20-0171)	First extension of time of a waiver of development standards for a church and private school	Approved by BCC	October 2022
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Waiver of development standards for a private school with waivers of development standards	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time of a use permit for 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 of a use permit for 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 of a use permit for 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 of a use permit for 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 of a use permit for a school with a design review	Approved by PC	March 2010
UC-1299-07	Use permit for a school with a design review	Approved by PC	February 2008
AG-0113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006

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	Single-family residential

Related Applications

Application Number	Request
ZC-26-0541	A zone change from RS3.3 to PF 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 that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The school property includes a 4.04 acre parcel that is located along the north property line that will allow for additional space for sports fields and access to the property. The inclusion of this area will be located below the surrounding properties and not be unsightly or undesirable in appearance. The field and sports activities will be limited to daytime hours with limited impacts to the surrounding area. Minor changes to facades, siding, colors, and building footprint locations are incidental to the overall site development. The decrease in total building square foot area and corresponding decrease in parking will only improve the site compatibility with the surrounding area. Staff supports the design review.

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

- Until July 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence 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.

Public Works - Development Review

- Comply with approved drainage study.

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