10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:

DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 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

DESIGN REVIEWS:
1. A proposed private school development.
2. Increase the finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

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/parking
- Building Height (feet): 54
- Square Feet: 161,627 (final total)
- Parking Provided: 300

Site Plan & History
The 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 operated since 1998 as a gravel pit and is also currently used for drainage purposes. In order to develop the site, the applicant will fill a portion of the gravel pit to accommodate future sport fields that will be used by the private school. The pit is currently in the area of 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 wide by 600 foot deep 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. The proposed layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will extend 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings will be located 20 feet from the south property line and 10 feet from the west property line. Companion items are on the same agenda to add 4.04 acres of land along the north and west property line, with a zone change from RS3.3 to PF to match the school site zoning and a design review. The additional design review for that property will allow the new property to be used as sports fields.

Landscaping

The approved plan shows a 15 foot wide pedestrian landscape area on the north side of Cactus Avenue. The sport fields are significantly below the surrounding residential property and only include a few trees shown on the south side of the pit adjacent to the condominiums. In order 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.

Elevations

The approved phase 1a plans show a 14 foot high modular building with a flat roof (built in Phase 1a and 1b) with decorative parapet wall and full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

The approved Phases 1b and 1c plans include three, 14 foot high modular buildings. Each building has a painted modular exterior and HVAC units on the outside of each building.

The approved Phases 2, 3, and 4 plans show a building built in phases next to Cactus Avenue. The proposed building is 4 floors and 54 feet in height. Decorative rectangular and circular (3rd floor) multiple pane windows and multiple wall returns add a variety of depth to the south face of the building. Decorative balusters are attached to the north face of the building, with all sides including exposed slate roofing and painted exterior insulation and finish systems (EIFS) walls.

The approved Phases 3 and 4 plans show a 2 story, 30 foot high building with similar architecture as Phase 2.

The approved Phase 5 plans show a 3 story, 46 foot high building located between buildings 1 and 3. The primary access and main entry façade faces west and the building includes similar architecture as Phases 3 and 4.

The approved Phase 6 plans show a 2 story, 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the building. Phase 6 is the northernmost building and has similar architecture to Phase 6 building, with the exception of window orientation and scale.

The approved Phase 7 plans show the addition of a second story to the multiple-use building.

Floor Plans

Per approved plans:

- Phase 1 is 20,020 square feet of modular buildings (7 modular buildings), including administration, pre-kindergarten, and classrooms.
- Phase 2 adds a 27,386 square foot building and removes 2 modular buildings. Phase 2 includes administration, classrooms, and pre-kindergarten.
- Phase 3 adds a 22,578 square foot addition and a new 9,895 square foot multiple purpose building, removing 2 more modular buildings. Phase 3 also includes administration, classrooms, and pre-kindergarten.
- Phase 4 adds a 22,578 square foot addition to complete the building facing Cactus Avenue, another 8,860 square foot multiple purpose building addition, and removal of the remaining 3 modular buildings. Phase 4 is anticipated to begin during year 5 of the development.
- Phase 5 adds a new 20,520 square foot, 3 story performing arts classroom building.
- Phase 6 adds a new 37,150 square foot addition for a gymnasium and theater to the northern multiple purpose building (1st story).
- Phase 7 adds a 12,660 square foot 2nd story addition to complete the multiple purpose, gymnasium, and theater building on the north side of the campus.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400086 (WS-20-0171):

Comprehensive Planning

- Until July 22, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400096 (WS-20-0171):

Current Planning

- Until July 22, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-20-0171:

Current Planning

- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

#0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they made progress, including the approval of drainage and traffic studies.

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
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.
DR-26-0542	A design review for a property addition to add sport fields to the approved school site plan 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
Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has shown progress since the last extension of time, including the approval of rough grading, entry structure permit, and grading for the first school buildings, and some off-site improvement permits. Therefore, staff can support this request.

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

- Until July 22, 2028 to commence 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; 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: Enterprise - approval.
APPROVALS:
PROTEST:

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