

02/16/21 PC AGENDA SHEET

SCHOOL  
(TITLE 30)

SERENE AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0599-CAPSTONE CHRISTIAN ACADEMY:**

**USE PERMIT** to allow a school in conjunction with an existing daycare facility on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Serene Avenue and Paradise Road within Paradise.  
MN/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-22-702-005

**LAND USE PLAN:**

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (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
- Square Feet: 13,552
- Parking Required/Provided: 20/46

**Site Plan**

The site plan depicts an existing daycare facility on the southwest corner of Serene Avenue and Paradise Road. By way of background, the daycare was approved in 1998 via UC-1766-98 and is still in business today. The existing daycare building will be remodeled for a private school catering to children from pre-school through fifth grade (Capstone Christian Academy), and the daycare establishment will remain. The existing building is centrally located on the parcel, and the parking lot is located on the northern half of the site. The existing building is set back 87 feet from the north property line, 82 feet from the west property line, 60 feet from the south property line, and 87 feet from the east property line. The site also includes outdoor play areas adjacent to the south, east, and west sides of the building. Access to the school is located via 1 commercial driveway along the north property line (adjacent to Serene Avenue).

### Landscaping

The submitted photos show an existing 6.5 foot wide landscape strip which includes mature Evergreen trees, shrubs, and decorative rock along Paradise Road (east property line) adjacent to an existing attached sidewalk. The landscaping along the north property (Serene Avenue) includes mature trees, shrubs, and decorative rock within a minimum 10 foot wide landscape strip behind an attached sidewalk. Furthermore, there is landscaping along the west property line adjacent to the R-E zoned parcel, and landscaping along the south property line adjacent to the R-2 zoned single family residences.

### Elevations

The submitted photos depict a single story building with stucco exterior walls and neutral colored paint. The overall height of the building is 35 feet. The front of the building includes aluminum store front doors and windows on either side of the main entrance. Lastly, the main entrance features a porte-cochere north of the main door.

### Floor Plan

The floor plan includes the following: an activity room, classrooms, lunchroom, kitchen, pantry area, office, and reception space.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the justification letter, the applicant states the plan is to open enrollment for 3 year old pre-school students to fifth grade students to complete the remainder of the 2020-2021 school year (ending May 28, 2021). Subsequently, on June 1, 2021, the school will offer a summer program for children up to 12 years old while continuing the pre-school program. Approval of this application will allow the applicant to offer full enrollment opportunities for parents who are looking for alternative school options for the 2021-2022 school year. Hours of operation will remain the same (6:30 a.m. to 6:30 p.m.); however, the main school instructional hours will be from 8:00 a.m. to 3:00 p.m. Traffic times for the site will be primarily between 6:30 a.m. to 8:00 a.m. and from 2:45 p.m. to 6:30 p.m.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0798-07	Communication tower (50 foot high stealth slim line flag pole within a parking lot island) 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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 5 du/ac)	R-1	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 2 du/ac)	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed school is a compatible use with the existing daycare facility and should not warrant negative impacts to the surrounding neighborhood. The daycare facility was approved in 1998 and has had no reported issues. Staff supports this request since the proposed school supports Goal 1 of the Land Use Plan, which in part, encourages economic viability and facilities that are compatible to adjacent land uses and are well integrated with appropriate circulation systems and services.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that 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.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:**

**APPLICANT:** CAPSTONE CHRISTIAN ACADEMY

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135