



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-21037 - APPLICANT: WESTCARE NEVADA - OWNER:
RANCHO ALEXANDER BUSINESS PARK

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The Special Use Permit may not be exercised until documents confirming the licensing through Clark County School District or a state license has been issued.
2. Public or Private School, Secondary, is limited to students in Grades 9 through 12.
3. Conformance to the conditions for Site Development Plan Review (SDR-2004) if approved.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a Public or Private School, Secondary, on 11.08 acres at 4075 North Rancho Drive. The school will occupy space in a 9,334 square foot existing building located in an office / warehouse complex. A tenant improvement will divide the space into nine classrooms, offices, restrooms and utility areas.

The applicant states this location is to be used as a temporary school facility for approximately three years. Student enrollment is projected to between 100 to 200 students.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/03	The City Council approved a General Plan Amendment (GPA-1363) and a Rezoning (ZON-1364) that involved numerous properties along the Rancho Corridor. The subject site originally was included as part of the Rezoning application, however the site was removed from the application. The Planning Commission recommended approval of both applications.
05/21/2003	The City Council approved a request to amend a portion of the Centennial Hills Sector of the General Plan (GPA-2003) FROM: SC (Service Commercial) TO: GC (General Commercial); a Variance (VAR-2005) to allow a setback of 58 feet where the residential adjacency standards require 60 feet; and a Site Development Plan Review (SDR-2004) for a proposed 141,136 square foot office and retail with warehouse development on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road.
06/14/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #60/lhm).
<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description for 4075 Rancho Drive
05/13.2004	Shell Building 8 (Permit #4012466)
07/29/2004	Plumbing (Permit #4018638)
09/21/2004	Electric for Shell Building 8C (Permit #4020028)
<i>Pre-Application Meeting</i>	
03/14/2007	Discussed use in a C-2 zone and requirements and process to obtain a Special Use Permit.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required nor was one held.
<i>Field Check</i>	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office / Warehouse	SC(Service Commercial)	C-2(General Commercial)
North	UMC Quick Care	SC(Service Commercial)	C-2(General Commercial)
South	Condominiums and Undeveloped	M(Medium Density Residential)	C-2 (General Commercial) and R-3(Medium Density Residential)
East	Super Pawn, Tavern, Undeveloped, and a Convenience Store	SC (Service Commercial)	C-2 (General Commercial) and C-1 (Limited Commercial)
West	Single Family Dwellings	DR (Desert Rural Density)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 feet)	X		N/A
Trails	X		N/A
Rural Preservation Overlay District	X		N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Secondary	9 Classrooms	9 parking spaces per classroom	81	4	398 (within a commercial subdivision)	8	Y
TOTAL (including handicap)			81	4	398	8	

ANALYSIS

The site is designated GC (General Commercial) on the Southwest Sector Map of the General Plan. This category generally allows for retail, service, wholesale, office and general business uses of a more intense commercial character. The current C-2 (General Commercial) zoning classification conforms to the GC (Service Commercial) designation, however, the Public or Private School, Secondary use is a compatible commercial use and is allowed within a C-2 (General Commercial) zone with an approved Special Use Permit. The base condition for approval of a Special Use Permit for a Public or Private School, Secondary use is the school shall be located on a collector street or larger. This condition is met as Rancho Drive is a 100 foot primary arterial.

A Public or Private School, Secondary, by definition is an institution that provides 9th through 12th grade education and is supported by a public, religious or private organization. According to the applicants justification letter the school will combine middle school and high school educational programs with emotional wellness training and behavioral modification techniques for students in grades 6-12. If approved, a condition will limit the school to grade levels 9 through 12. The proposed school is sponsored by the Clark County School District. The applicant indicates state licensing for the school is through the school district. A condition has been added that the Special Use Permit may not be exercised until documents confirming the licensing through CCSD or a state license has been issued.

Parking standards for a Public or Private School, Secondary, is nine spaces for each class room. The site within a commercial subdivision will have sufficient parking for the proposed nine classrooms.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The subject property is located within a large commercial complex. The proposed Public or Private School, Secondary, is within a large commercial complex, and it can be conducted in a manner that is harmonious with surrounding land uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The submitted site plan indicates sufficient classroom areas, parking and building facilities to accommodate the students and staff.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Rancho Drive is a Primary Arterial (100-foot) per the City's Master Plan of Streets and Highways that will provide the primary access to the site. This street will be adequate in size to accommodate the proposed Public or Private School, Secondary.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Public or Private School, Secondary use will be subject to inspection for compliance with applicable codes; therefore, the use will not compromise the public health, safety or welfare.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use is in compliance with conditions of Title 19.04. The subject site is a proposed school with nine classrooms in a C-2 zone, which is allowed with an approved Special Use Permit.

PLANNING COMMISSION ACTION

One neighbor spoke in opposition due to traffic concerns.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 280 by City Clerk

APPROVALS 2

PROTESTS 6