



## AGENDA MEMO

**CITY COUNCIL MEETING DATE: AUGUST 15, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-22502 - APPLICANT: KELLER WILLIAMS REALTY-**  
**OWNER: PECCOLE 1982 TRUST**

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### **\*\* CONDITIONS \*\***

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

#### **Planning and Development**

1. Conformance to the conditions for Rezoning (Z-101-97).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 06/29/07, and building elevations date stamped 6/08/07, except as amended by conditions herein.
4. Properly striped and located parking spaces shall be provided to accommodate four handicapped accessible parking spaces.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Construct all incomplete half-street improvements, including sidewalk, on Alta Drive adjacent to both parcels comprising this overall site, concurrent with development of this site.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth of the driveways accessing this site from Alta Drive.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Grant a Multi-Use Transportation Trail Easement in accordance with GPA-12062 adjacent to this overall site prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
  
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, the submittal of any construction drawings or the recordation of a map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a 23,544 square-foot private school, primary on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The proposed development is consistent with the General Plan and Title 19 Design Standards. The proposed private school is consistent with the proposed land use and zoning designations; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
05/01/90	The City Council approved a request for reclassification (Z-0017-90) of property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U (Non-Urban) (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2, and C-V), to R-PD3 (Residential Planned Development), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
01/04/95	The City Council approved a request to Rezone (Z-0146-94) the site from N-U (NonUrban) zoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 12/08/94.
02/05/97	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0053-96) from ML (Medium-Low Density Residential) to SC (Service Commercial). The Planning Commission and staff recommended denial. Additionally, the City Council approved a Rezoning (Z-0121-96) from N-U (Non-Urban) under resolution of intent to R-PD7 (Residential Planned Development 7 units per acre) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
12/08/97	The City Council approved a Rezoning (Z-101-97) from U (Undeveloped) Zone [M (Medium Density Residential) and ML (Medium-Low Density Residential) Master Plan Designations] Under Resolution of Intent to R-3 (Medium Density Residential) to C-V (Civic). PROPOSED USE: PRIVATE ELEMENTARY SCHOOL. Staff and the Planning Commission recommended approval on 11/06/97.
11/20/03	The Planning Commission approved a Site Development Plan (SDR-3173) for a proposed 41,059 square-foot office building. Staff recommended approval.
09/09/04	The Planning Commission approved a Tentative Map (TMP-4914) for a one-lot commercial subdivision. Staff recommended approval.

05/18/05	The City Council approved a General Plan Amendment (GPA-6199) from C-V (Civic) to SC (Service Commercial) and a Rezoning (ZON-6222) from PF (Public Facilities) to C-1 (Limited Commercial). Staff and the Planning Commission recommended approval on 04/14/05.
03/01/06	The City Council approved a Site Development Plan Review (SDR-10810) for a proposed office complex consisting of 40,560 square feet of medical office and 15,000 square feet of professional office, with Waivers of building placement, parking lot, and foundation landscaping standards on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive. Planning Commission and staff recommended approval.
05/17/06	The City Council approved to amend the Transportation Trails Element of the Master Plan to allow a five foot trail path where a ten foot trail path is required at the northeast corner of Hualapai Way and Alta Drive. Planning Commission and staff recommended approval.
07/12/07	The Planning Commission recommended approval of companion item GPA-22501 concurrently with this application.  The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #35/jm).
<b><i>Pre-Application Meeting</i></b>	
06/05/07	A pre-application was conducted with the applicant. Although the pre-existing Resolution of Intent to C-1 (Limited Commercial) had expired reverting the property back to a C-V (Civic) Zone, the property was still under a SC (Service Commercial) General Plan Designation. Therefore, the applicant was informed that in addition to a Site Development Plan Review that they were required to apply for a General Plan Amendment to PF (Public Facilities). Submittal requirements were then explained to the applicant.
6/26/07	A second meeting was held with the applicant to discuss traffic issues concerning throat depth and placement of parking stalls. The applicant was required to submit revised plans meeting the traffic standards.
<b><i>Neighborhood Meeting</i></b>	
06/20/07	A neighborhood meeting was held on Wednesday, June 20, 2007 at 6:00 p.m. The meeting was held at Merryhill Pre-School, Room No. 8, 10050 Alta Drive, Las Vegas, Nevada. There were 10 representatives of the applicant in attendance with one staff member, but no members from the public attended.
<b><i>Field Check</i></b>	
6/12/07	A field check was made on the site. To the east of the site is an existing preschool, the western portion is currently vacant with a few parking spaces. These parking spaces will be modified as part of this proposal.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	4.9 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	SC (Service Commercial)	C-V (Civic)
North	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
East	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Office, Undeveloped, Pre-School	SC (Service Commercial), M (Medium Density Residential)	C-1 (Limited Commercial), R-3 (Medium Density Residential)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Peccole Ranch	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
C-V Civic District	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## **DEVELOPMENT STANDARDS**

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	4.9 Acres
Min. Lot Width	982 Feet
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner Side</li> <li>• Rear</li> </ul>	139.75 Feet 470 Feet 251.25 Feet 15.6 Feet
Trash Enclosure	Screened

***Landscaping and Open Space Standards***

While C-V (Civic) zoned properties are exempt from the general application of landscape requirements, the proposed private middle school should conform to parking lot landscaping and residential buffering requirements.

<i>Standards</i>	<i>Provided</i>
Parking Area	30 Trees
Buffer:	
Min. Trees (R.O.W.)	100 Trees
Min. Trees (Interior)	35 Trees
<b>TOTAL</b>	165 Trees*
Min. Zone Width (R.O.W)	25 Feet
Min. Zone Width (Interior)	8 Feet
Wall Height	Not provided

*\*There are additional 16 trees spaced throughout the development.*

<b><i>Parking Requirement</i></b>							
<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	
School, Private	13 classrooms	3 per classroom	39	2	54	2	Y
*Preschool	10 classrooms	3 per classroom	30	2	35	2	Y
Subtotal			65	4	85	4	Y
<b>TOTAL</b>			69		89		Y

*\*The preschool parking is shared with the private school.*

## ANALYSIS

- Zoning

The parcel was under a Resolution of Intent to C-1 (Limited Commercial), which has expired, reverting the property to its original C-V (Civic) Zone. However, the property is still designated SC (Service Commercial) as approved by a General Plan Amendment (GPA-6199). Therefore, a General Plan Amendment (GPA-22501) has been requested to designate the parcel to PF (Public Facilities) as a companion item with this application to bring the parcel in conformance with the zoning.

The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan

- Site Plan

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

The applicant proposes a 23,544 square-foot private middle school in the north half of the parcel with parking spaces dispersed along the north half of the project. On the west half of the parcel, the applicant proposes three basketball courts, a soccer field and baseball field buffered by 24 inch box Modesto Pines.

Site access from Alta Drive, classified as an 80-foot Secondary Collector, will have a notable impact in the mornings and afternoons, during the periods of dropping-off and picking-up the children. The site layout has three entry and exit points to accommodate those potential impacts.

- Landscaping

While C-V (Civic) zoned properties are exempt from the general application of landscape requirements, the proposed private middle school should conform to parking lot landscaping and residential buffering requirements. The perimeter landscape buffer along Alta Drive contains with 100 trees that range in types from 24-inch box Pissard Plums, Pines, and Glossy Privets. In the parking lot, the applicant proposes thirty-24 inch box Oak Trees. On the west and north perimeter landscape buffers the applicant proposes thirty-five 24-inch box Modesto Pines spaced at 30 feet on center.

## FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

**1. The proposed development is compatible with adjacent development and development in the area;**

The private middle school is compatible with the adjacent development as a preschool and park, which have similar uses and intensity, buffer the proposed project.

**2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed development is consistent with the General Plan and Title 19 Design Standards. The proposed private school is consistent with the proposed land use and zoning designations.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access from Alta Drive, classified as an 80-foot wide Secondary Collector, will have a notable impact in the mornings and afternoons, during the periods of dropping-off and picking-up the children. The site layout has accommodated those potential impacts.

**4. Building and landscape materials are appropriate for the areas and for the City;**

The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed structures will be appropriate for the private middle school use and will be compatible with adjacent development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 2

**ASSEMBLY DISTRICT** 2

**SENATE DISTRICT** 8

**NOTICES MAILED** 93 by Planning Department

**APPROVALS** 0

**PROTESTS** 3