



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: AMERICAN EDUCATION GROUP
OWNER: MARY E. BULLARD REVOCABLE TRUST, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37922	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-37922 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Private School, Primary use.
2. Conformance to the approved conditions for Site Development Plan Review (Z-0113-87).
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Private School, Primary use within an existing 10,680 square-foot building at 2750 Lake Sahara Drive. The proposed Private School, Primary use at this location provides adequate pick-up and drop-off areas, and meets the parking requirements. As the use can be conducted in a manner that is harmonious and compatible with existing neighboring land uses and meets the minimum Special Use Permit requirements of Title 19.04, staff recommends approval. If denied, a Private School, Primary use cannot be allowed to be located on this site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/18/87	The City Council approved the Reclassification of Property (Z-0113-87) located on the northeast corner of Lake East Drive and Lake Sahara Drive, From: N-U (Non-Urban)(under Resolution of Intent to P-R), To: C-1(Limited Commercial), Proposed Use: Retail/Office/Restaurant/Commercial Storage Facility. Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/13/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/08/88	A building permit (#8082) was issued for a Day Care Center at 2750 Lake Sahara Drive. The project was completed 06/07/88
06/08/99	A business license (N14-00019) was issued for a Nursery Center at 2750 Lake Sahara Drive. The license is inactive as of 05/12/09.

<i>Pre-Application Meeting</i>	
04/01/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Private School, Primary were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting. • The revision of the site plan to include parking calculation for Private School, Primary use of three spaces per classroom. • The revision of the site plan to illustrate the adequacy of pick-up and drop-off areas on-site.

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<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>
04/22/10
Staff conducted a site visit and noted that the landscape buffer along the eastern side of the property is lacking sufficient trees and shrubs to meet code. The perimeter wall will need to be repainted due to graffiti removal paint not matching with the overall color of the wall.

<i>Details of Application Request</i>
<i>Site Area</i>
Net Acres
1.37

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant	SC (Service Commercial)	C-1(Limited Commercial)
North	Residential Facility for Group (11 or more) / Dental Office	SC (Service Commercial)	C-1(Limited Commercial)
South	Office	SC (Service Commercial)	C-1(Limited Commercial)
East	Mini-Storage Facility	SC (Service Commercial)	C-1(Limited Commercial)
West	Parking/Vacant Lot	SC (Service Commercial)	C-1(Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Private School, Primary	10,680 SF or 11 classrooms	Three spaces per classroom	33		43		
TOTAL SPACES REQUIRED			33		43		
TOTAL (With Handicapped)			31	2	41	2	

ANALYSIS

The site was utilized as a Day Care Center until May 12, 2009 and the proposed Private School, Primary use will have no additions to the size of the building. The exterior of the building will be improved by re-stripping and sealing the existing parking lot. During the site visit, staff had noted that the landscaping areas at the rear will need to be restored to their original condition. The perimeter wall has been repainted to cover up graffiti which does not match the color of the existing wall. The applicant had indicated the landscaping deficiencies on the justification letter and indicated that the landscaping will be restored to the original condition.

The floor plan submitted depicts the single story building as consisting of eleven classrooms and six offices. The front entrance is located on the west side of the building along with two separate doors to the east side of the building leading to an outdoor play area. The applicant has submitted a site plan detailing 43 parking spaces, while two parking stalls are ADA compliant per Title 19.10 standards. The minimum parking requirement for Private School, Primary use is three spaces per classroom; therefore, 33 parking spaces are required. The designated pick-up and drop-off area is located on the south side of the building. The proposed use will have minimal impact on the existing Commercial Center and surrounding neighborhood and meets the requirements set forth in Title 19; therefore, staff recommends approval of this request.

FINDINGS (SUP-37922)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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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 proposed Private School, Primary 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 Private School, Primary will have minimal impact on the surrounding Commercial Center and neighborhood land uses.

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

The proposed Private School, Primary use will locate within an existing building, which is physically suitable for the type and intensity of the land use proposed.

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.

The adjacent roadways are of adequate capacity: Lake East Drive and Lake Sahara Drive (80-foot wide Secondary Collectors) provide access to the overall Commercial Center. The roadway network has adequate capacity to serve the Private School, Primary.

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 Private School, Primary will be consistent with the General Plan land use designation of SC (Service Commercial) and will not be inconsistent with nor compromise the public health, safety, welfare or overall objectives of the General Plan.

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

The proposed use conforms to the Minimum Special Use Requirements for a Private School, Primary use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 535

APPROVALS 0

PROTESTS 0