



City of Las Vegas

Agenda Item No.: 39.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 11, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: SUP-52694 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - JOVINE W 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS. For possible action on or against FOR A PRIVATE SCHOOL, PRIMARY USE at 4025, 4035 and 4040 Jovine Ranch Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Map 4 (Anthony) [PRJ-52039]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-52694 and SUP-52696 [PRJ-52039]
2. Conditions and Staff Report - SUP-52694 and SUP-52696 [PRJ-52039]
3. Supporting Documentation - SUP-52694 and SUP-52696 [PRJ-52039]
4. Photos - SUP-52694 and SUP-52696 [PRJ-52039]
5. Justification Letter - SUP-52694 and SUP-52696 [PRJ-52039]
6. Support Postcards - SUP-52694 and SUP-52696 [PRJ-52039]

Motion made by BYRON GOYNES to Approve subject to conditions, deleting Condition 7 and adding the following condition as read for the record:

A. The applicant shall submit a queuing analysis. The queuing for pick up and drop off of students shall be in accordance with the plan submitted to the Planning Department and no queuing shall be permitted on Rancho Drive and Alexander Road.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER TRUESDELL disclosed that he serves as treasurer for the Meadows School, but did not feel there would be a conflict with voting.

PLANNING COMMISSION MEETING OF: March 11, 2014

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 39 and 40.

DOUG RANKIN, Planning, described the applications. There are no exterior alterations for the proposed use, which staff considers compatible for the area. Staff recommended approval.

RICHARD MORENO, Chairman of the Founders Academy of Las Vegas, was present with KIRK CARLSON, Architect, on behalf of the applicant. MR. MORENO concurred with the conditions, except Condition 7, which he asked to be deleted, because he does not believe there is a need for a traffic impact study. This is a state chartered school that offers free tuition. Access is off Rancho Drive and Alexander Road. Staggered pick up and drop off times will be set. He requested approval with final action.

COMMISSIONER TRUESDELL discussed with MR. RANKIN that there is no fundamental difference between charter and private schools in Title 19 requirements.

COMMISSIONER FLANGAS felt comfortable with the proposed plan and was not sure a traffic study would be necessary for this application. He supported waiving the traffic study.

COMMISSIONER GOYNES said this is a solid school.

LUCIEN PAET, Public Works, commented that without a traffic study staff would have no enforcement power to prevent backing up onto public streets. It is being required to see how traffic will be brought in, so staff would not support elimination of the requirement for a traffic study. CHAIR FLANGAS asked if a condition could be imposed requiring adherence to the submitted plan, which he feels will cover the traffic study. MR. PAET was not sure the access plan would show the queuing plan.

COMMISSIONER BENAR indicated that the queuing plan, which was designed by MR. CARLSON, was well done.

COMMISSIONER GOYNES asked if Condition 7 could be deleted or modified to satisfy staff and the applicant. FLINN FAGG, Planning Director, suggested that if Condition 7 is deleted, a condition be added requiring that queuing for pick up and drop off shall be in accordance with the plan submitted and prohibiting queuing on Rancho Drive and Alexander Road.

MR. CARLSON assured MR. RANKIN that a plan was submitted with the original application because it was requested by Planning staff.

CHAIR FLANGAS declared the Public Hearing closed for Items 39 and 40.