



City of Las Vegas

Agenda Item No.: **34.**

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: SUP-5482 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODYSSEY CHARTER SCHOOL OF NEVADA - OWNER: 6122 N. SAHARA AVE., LLC - For possible action on an request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE at 6150-6168 West Sahara Avenue (APN 164-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Takanian) [PR] - Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions and amending Condition 6 as read for the record: 6. As directed by the City Traffic Engineer, install school zone flashers on Jones Boulevard and possibly on West Sahara Avenue concurrent with on-site development. Any school zone flashers for this site must also obtain the approval of the Nevada Department of Transportation prior to installation. The applicant shall work with the Department of Public Works to install temporary school zone flashers for this site while working to install permanent school zone flashers within six months.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: August 12, 2014

GREG KAPOVICH, Planner, stated that the applicant is requesting to locate a public school primary use within an existing building. The applicant is not proposing any exterior alterations to the existing building. However, the proposal includes the elimination of 11 parking spaces adjacent to the east side of the building, in order to provide a safe pick up area for the children, as required by Title 19. The proposed public school primary use has a less intense parking requirement than that of the existing office use. As such, removal of the 11 parking spaces does not hinder the site's ability to meet minimum parking standards. The proposed use can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses. Therefore, staff recommended approval.

RICHARD GALLEGOS appeared on behalf of the applicant and concurred with staff's recommendation and conditions, however, he asked for clarification on Public Works Condition 6. They do not object to the school zone flashers, but the timeframe for the design and bidding construction can involve several months; therefore, he asked that an additional condition be added to state that completion of the school zone flashers would not prohibit the issuance of a Certificate of Occupancy for the school building. They would like to have the students in the school this year.

COMMISSIONER QUINN was pleased that the school zone flashers will be added and asked when the school will be ready. MR. GALLEGOS replied that they are moving forward with the building plans and the tentative improvements. They will pursue building permits for the school, a general contractor has been selected and they can have the students in this facility within the next couple of months. The school zone flashers will take longer, and while they work on the flashers, they would like to continue with the improvements of the buildings. COMMISSIONER QUINN emphasized that flashers are very important in this neighborhood.

FLINN FAGG, Director of Planning, suggested that rather than an administrative review, Condition 6 be modified to state that the flashers shall be installed within six months of issuance of Certificate of Occupancy. LUCIENT PAET, Engineering Project Manager, did not recommend the school open without having the flashers in place. COMMISSIONER QUINN agreed and asked how many children will be at the school. MR. GALLEGOS replied that the school currently has high school students and the expansion is for the sixth and seventh graders. The school has been operating for 16 years, not many children cross Jones Boulevard and no incidents have occurred. They believe they can conduct school without any harm to the children. He reiterated they would like to move forward with the improvements before the flashers are installed.

CHAIR FLANGAS verified with MR. PAET that the flashers could go across Jones Boulevard and possibly on Sahara Avenue, if Nevada Department of Transportation (NDOT) requires it as well. CHAIR FLANGAS remarked that there is an uneven height between the northbound and southbound traffic and there is a substantial barrier in-between. MR. PAET responded that no crosswalk is proposed at this time, but school flashers bring the speed down to 15 mph. There is a significant grade difference between Jones Boulevard and this area. The flashers warn people that students could be crossing.

PLANNING COMMISSION MEETING OF: August 12, 2014

COMMISSIONER SCHLOTTMAN suggested that a temporary solution until the school zone flashers are installed could be to use something that is battery operated that stands on both sides; in the median and the side of the street so that children can cross safely. MR. PAET responded that some flashers are solar powered, and he suggested adding a condition that the applicant work with Public Works on a temporary solution before school opens. The flashers will be on during school session for drop-off and pick-up.

MR. GALLEGOS confirmed for COMMISSIONER SCHLOTTMAN that this is a non-traditional school where children come to the school once a week. He understands the need for flashers; however, they feel they can move forward with the improvements of this building while they work on the flashers. They expect completion of the improvements by the end of September and school will open at the end of August. They have enough room at this time, and the expansion will help as they grow in the future. Currently, they have a total of 1,800 students from K-12. COMMISSIONER SCHLOTTMAN agreed with temporary flashers and he verified that MR. GALLEGOS will work with Public Works regarding the temporary flashers.

CHAIR FLANGAS declared the Public Hearing closed.

