



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ODYSSEY CHARTER SCHOOL OF NEVADA -
OWNER: 6122 W. SAHARA AVE., LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-54825	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-54825 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public School, Primary use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Public Works

6. As directed by the City Traffic Engineer, install school zone flashers on Jones Boulevard and possibly on West Sahara Avenue concurrent with onsite development. Any school zone flashers for this site must also obtain the approval of the Nevada Department of Transportation prior to installation.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Public School, Primary use to be located within an existing 14,483 square-foot building at 6150-6168 West Sahara Avenue. Currently, the subject site consists of two office buildings, a 21,856 square-foot office building and a 14,483 square-foot office building. The proposed school use would only replace the existing 14,483 square-foot office use. The applicant is not proposing any exterior alterations to the existing 14,483 square-foot building. However, the proposal includes the elimination of 11 parking spaces adjacent to the east side of the building. The parking spaces would be removed to provide a safe pick-up and drop-off area for the children, as required by Title 19.12.

The proposed Public School, Primary use has a less intense parking requirement than that of the existing office use. As such, the removal of the 11 parking spaces does not hinder the site's ability to meet minimum parking standards. The proposed use adheres to all requirements as outlined by Title 19.12; therefore, staff recommends approval. If denied, the proposed Public School, Primary use could not operate at the subject site.

ISSUES

- A Public School, Primary use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.
- Per Title 19.12, a Public School, Primary use shall provide an adequate on-site pick-up and drop-off area. The proposed school provides the pick-up and drop-off area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/01/87	The City Council approved a Petition to Vacate (A-0012-86) property generally located on the north side of Sahara Avenue between Torrey Pines Drive and Decatur Boulevard. Planning Commission and staff recommended approval. The annexation became effective on 06/12/86.
04/05/89	The City Council approved a Rezoning (Z-0008-89) from N-U (Non-Urban) to C-1 (Limited Commercial) for a one-story 37,400 square-foot commercial office center on property located on the north side of Sahara Avenue and west of Jones Boulevard. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/18/13	The City Council approved a Special Use Permit (SUP-51436) for an Auto Title Loan Use within an existing Financial Institution, Specified with waivers to allow a zero-foot distance separation from a residential property where 200 feet is required and to allow a zero-foot distance separation from a Financial Institution, Specified use where 1,000 feet is required at 6122 West Sahara Avenue. Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
09/19/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/10/89	A building permit (#90055510) was issued for a new building at 6120 West Sahara Avenue. The permit was finalized on 04/06/90.

<i>Pre-Application Meeting</i>	
06/24/14	A pre-application meeting was held with the applicant's representative to discuss the proposal to locate a Public School, Primary use at the subject site. Staff concluded that a Special Use Permit would be required. Staff also noted that the site was parking impaired, however based on the proposal of only four classrooms, the proposed school use had a less intense parking requirement then that of the previous office use. As such, on-site parking is adequate.

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

<i>Field Check</i>	
07/03/14	Staff conducted a field check of the subject property and noted the site was well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.66

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
North	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Shopping Center	Clark County – CG (Commercial General)	Clark County – C-2 (General Commercial)
East	Restaurant	C (Commercial)	C-1 (Limited Commercial)
	Shopping Center		
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y

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Pursuant to Title 19.08 and 19.12, 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	
Office, Other Than Listed	32,620 SF	1:400*	82				
Financial Institution, Specified	4,780 SF	1:250	20				
Office, Other Than Listed	-18,483 SF	1:400*	-47				
Public School, Primary	4 Classrooms	3 per classroom	+12				
TOTAL SPACES REQUIRED			67		120		Y
Regular and Handicap Spaces Required			64	3	112	8	Y

**Pursuant to Z-0008-89, parking was calculated at one space for every 400 square feet.*

ANALYSIS

This is a request for a Public School, Primary use to be located within an existing 14,483 square-foot building at 6150-6168 West Sahara Avenue. The Public or Private School, Primary use is defined as “an institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.” The proposed use meets this definition, as the proposed institution is a state accredited school for education.

The Minimum Special Use Permit Requirements for this use include:

1. Adequate pick-up and drop-off areas must be provided on-site.

The proposed use meets this requirement, as a small area for student pick-up and drop-off is provided onsite. The proposal would not require students to cross any streets or ingress/egress areas in order to be picked-up and dropped-off for school.

Currently, the subject site consists of two office buildings, a 21,856 square-foot office building and a 14,483 square-foot office building. The proposed school use would only replace the existing 14,483 square foot office use. The applicant is not proposing any exterior alterations to the existing 14,483 square-foot building. The interior build-out will be subject to building permit review and result in offices and four classrooms.

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The original Site Development Plan Review (Z-0008-89) approved two buildings totaling 37,400 square feet of office space. At that time, the two office buildings required 94 parking spaces. Currently, the subject site provides 132 parking spaces. The applicant is proposing to eliminate 11 parking spaces adjacent to the east side of the building to provide the safe pick-up and drop-off area for the children, as required by Title 19.12. The proposed Public School, Primary use has a less intense parking requirement than that of the existing office use. As such, the removal of the 11 parking spaces does not hinder the sites ability to meet minimum parking standards.

As the Special Use Permit request is located within 500 feet of the City's boundary with unincorporated Clark County, the proposal is considered a Project of Regional Significance pursuant to Title 19.16.010. An impact assessment was completed by the applicant and distributed to local and regional agencies for comment. No comments were received from the affected agencies.

As the proposal meets Title 19.12 use requirements and Title 19.06 zoning standards and can be operated in a manner that is compatible with surrounding uses, the proposed Public School, Primary will be appropriate for the subject property. Staff therefore recommends approval, with conditions.

FINDINGS (SUP-54825)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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 Public School, Primary will be a small, four-classroom facility that will have little impact on the adjacent commercial and residential properties.

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

The subject site contains two existing office buildings totaling 37,400 square feet. The proposed Public School, Primary use would locate within one of the office buildings and replace 18,483 square feet of office space. The applicant proposes to eliminate 11 parking spaces to provide the safe pick-up and drop-off area for the children, as required by Title 19.12. The proposed Public School, Primary use has a less intense parking requirement than that of the existing office use. As such, the removal of the 11 parking spaces does not hinder the sites ability to meet minimum parking standards.

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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.

Primary access to the site is provided by Sahara Avenue, a 150-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways. The existing street is adequate to meet the intensity of the proposed Public School, Primary use.

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 School, Primary at the subject location will be subject to state licensing requirements and will not compromise the health, safety and welfare of the public.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use meets the minimum requirement to provide adequate pick-up and drop-off areas on the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

NOTICES MAILED

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APPROVALS

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PROTESTS

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