



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS -

OWNER: PRE RANCHO JONES, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-65909	Staff recommends APPROVAL, subject to conditions:	
VAR-66310	Staff recommends DENIAL, if approved subject to conditions:	VAR-65909
SUP-65910	Staff recommends APPROVAL, subject to conditions:	VAR-65909 VAR-66310
SUP-65911	Staff recommends APPROVAL, subject to conditions:	VAR-65909 VAR-66310 SUP-65910
SDR-65912	Staff recommends APPROVAL, subject to conditions:	VAR-65909 VAR-66310 SUP-65910 SUP-65911

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

SUP-65911 and SDR-65912

18 – VAR-65909, SUP-65910,

35 – VAR-66310

NOTICES MAILED

319 – VAR-65909 and VAR-66310

319 – SUP-65910 and SUP-65911

319 – SDR-65912

APPROVALS

0 – VAR-65909 and VAR-66310

0 – SUP-65910 and SUP-65911

0 – SDR-65912

PROTESTS

0 – VAR-65909 and VAR-66310

0 – SUP-65910 and SUP-65911

0 – SDR-65912

**** CONDITIONS ****

VAR-65909 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-66310), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911) and Site Development Plan Review (SDR-65912) shall be required, if approved.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-66310 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911) and Site Development Plan Review (SDR-65912) shall be required, if approved.
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.

VAR-65909, VAR-66310 SUP-65910, SUP-65911 and SDR-65912 [PRJ-65274]
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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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed horse trail shall be constructed outside of the public right-of-way and be perpetually maintained by the property owner. Sidewalk, when constructed, shall be within the Leon Avenue public right-of-way or appropriate easement.
7. Enter into a Covenant Running with Land Agreement for the future installation of all incomplete half-street improvements per current City Standards for any improvements deferred through this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of the issuance of permits.

SUP-65910 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65911) and Site Development Plan Review (SDR-65912) shall be required.
3. 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.

VAR-65909, VAR-66310 SUP-65910, SUP-65911 and SDR-65912 [PRJ-65274]
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4. 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.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The number of students for this Special Use Permit is limited to a maximum of 520 students.
8. 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, whichever may occur first. The Traffic Impact Analysis shall include a pick up and drop off plan for the students. 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 rights-of-way 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 on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
9. Prior to operating as a school, construct school zone flashers on Alexander Road and school zone signs on Leon Avenue meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
10. There shall be an administrative review 60 days after the school has opened to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

SUP-65911 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Public or Private School, Secondary use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65910) and Site Development Plan Review (SDR-65912) shall be required.
3. 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.
4. 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.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The number of students for this Special Use Permit is limited to a maximum of 230 students.
8. 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, whichever may occur first. The Traffic Impact Analysis shall include a pick up and drop off plan for the students. 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 rights-of-way 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 on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

9. Prior to operating as a school, construct school zone flashers on Alexander Road and school zone signs on Leon Avenue meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
10. There shall be an administrative review 60 days after the school has opened to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

SDR-65912 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65910), and Special Use Permit (SUP-65911) shall be required, if approved.
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 development shall be in conformance with the site plan and landscape plan date stamped 08/18/16; and building elevations date stamped 08/02/16, except as amended by conditions herein.
4. Conformance with Title 19.04 Complete Streets Standards shall be required along Leon Avenue unless a Variance (VAR-66310) is approved.
5. Exception from Title 19.06 is hereby approved, to allow one 24-inch box tree per 30 linear feet adjacent to Alexander Road and Leon Avenue where one 24-inch box tree per 20 linear feet is required.

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6. Exception from Title 19.08 is hereby approved, to allow a total of 40 trees within the parking lot area where a tree in each landscape island and at the end of each row of parking is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate an additional 5-feet of right-of-way for a total radius of 25-feet on the northwest corner of Leon Avenue and Alexander Road prior to the issuance of any permits.
12. Grant a Pedestrian Access Easement for any sidewalk located outside of the public right-of-way prior to the issuance of any permits.
13. Construct half-street improvements meeting Complete Streets Standards including appropriate transitional paving on Alexander Road and Leon Avenue adjacent to this site concurrent with development of this site. If a horse trail is allowed it must be constructed outside of the public right-of-way and must be perpetually maintained by the property owner. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Construct a second driveway located south of the proposed driveway on Leon Avenue as required by the City Traffic Engineer. Both driveways on Leon Avenue shall be gated initially however; they shall become active driveways if deemed necessary by the City Traffic Engineer.

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15. The western driveway on Alexander Road shall be a minimum of 36-feet wide to accommodate separate left and right turning exit movements.
16. 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.
17. Extend Public sewer in Leon Avenue to the north edge of this site concurrent with on-site development activities.
18. Coordinate with the Sanitary Sewer Section of the Department of Public Works an acceptable public sewer connection point north of Alexander Road. The sewer connection point in Alexander Road may be affected by a future City storm drain project in Alexander Road.
19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
20. Submit an Encroachment Agreement for landscaping and private improvements in the Leon Avenue and Alexander Road public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Sewer Rehab Group F" project, the "ITS communications Infrastructure Phase II" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

23. 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, whichever may occur first. The Traffic Impact Analysis shall include a pick up and drop off plan for the students. 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 rights-of-way 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 on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
24. Prior to operating as a school, construct school zone flashers on Alexander Road and school zone signs on Leon Avenue meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
25. There shall be an administrative review 60 days after the school has opened to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
26. 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, submittal of any construction drawings or the recordation of a Map subdividing 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed to construct a 58,745 square-foot primary and secondary school on a 7.44 acre portion of a 17.08 acre site located on the northwest corner of Alexander Road and Leon Avenue.

ISSUES

- A Variance is required to allow an eight-foot tall wall within the front yard setback where five feet is the maximum height allowed. Staff supports this request.
- A Variance is required to allow a deviation from Complete Streets Standards to provide a horse trail in place of a sidewalk adjacent to Leon Avenue. Staff does not support this request.
- A Special Use Permit is required for a Public or Private School, Primary in the U (Undeveloped) [ML (Medium Low Density Residential)] zoning district. Staff supports this request.
- A Special Use Permit is required for a Public or Private School, Secondary in the U (Undeveloped) [ML (Medium Low Density Residential)] zoning district. Staff supports this request.
- An Exception is required to allow 24-inch box trees to be planted every 30 linear feet where 20 feet is the maximum distance allowed in between trees for a commercial use on property adjacent to residentially zoned property.
- An Exception is required to allow 40 trees within the parking lot where 46 trees are required.

ANALYSIS

The applicant has proposed a two-story primary and secondary school on a 7.44 acre portion of a 17.08 acre site on the northwest corner of Alexander Road and Leon Avenue within the U (Undeveloped) zone [ML (Medium Low Density Residential) General Plan Designation]. The main entrance of the school faces Alexander Road and leads into an open air courtyard that is surrounded by the primary classrooms on the first floor, with the secondary classrooms located on the second floor. Located in the rear of the building is the multipurpose room and gymnasium. The classroom building has been situated on the southwest corner of the subject site, surrounded by an outdoor playground and basketball courts to the south of the building, and an outdoor ball field to the east of the building. Parking surrounds the educational building and outdoor play areas allowing for circulation of vehicular traffic around the outer perimeter of the site. The landscaping materials proposed are appropriate and consistent with what is normally found in a primary and secondary school setting. Staff finds the proposed primary and secondary school campus to be harmonious and compatible with the existing and future surrounding uses and is recommending approval of Site Development Plan Review (SDR-65912).

VAR-65909, VAR-66310 SUP-65910, SUP-65911 and SDR-65912 [PRJ-65274]
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In the U (Undeveloped) zoning district, both a Primary and Secondary Public or Private School requires a Special Use Permit.

- 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 Minimum Special Use Permit Requirements for this use include:

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

Adequate pick-up and drop-off areas have been provided with vehicle queuing being provided for on the far northern portion of the subject site.

- The Public or Private School, Secondary use is defined as “an institution that provides 9th through 12th grade education and is supported by a public, religious or private organization.”

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: Schools shall be located on a collector street or larger.

The subject site is on the northwest corner of Alexander Road and Leon Avenue. Alexander Road is a 100-foot primary arterial as defined by the Master Plan of Streets and Highways; and Leon Avenue is a 65-foot local street as defined by Title 13.

The subject site meets the minimum Special Use Permit requirements for both uses, and has also met the on-site parking requirements for both; therefore, staff is recommending approval of both Special Use Permit (SUP-65910 and SUP-65911) applications.

The applicant has requested a Variance (VAR-65909) to allow the construction of an eight-foot tall block wall adjacent to Leon Avenue. In the case of corner lots such as this one, the “front” of the lot shall be considered to be the side which has the lesser dimension in width of street frontage. In this instance, Leon Avenue is the “front” of the property, which Title 19 restricts the maximum height allowed in the front yard to five feet. In contrast, Title 19 also requires a minimum 6-foot tall screen wall to be constructed when commercial uses abut residentially zoned property. A fence is also required for the health, safety and welfare of the children

attending the school. For these reasons, staff is supporting the Variance (VAR-65909) request to allow an eight-foot tall screen wall to be constructed in the front yard of the subject site and recommends approval of this application.

The applicant is proposing to deviate from complete street standards by constructing a horse trail instead of sidewalk along Leon Avenue adjacent to the proposed school. When a site is developed in the City of Las Vegas, it is customary to require the installation of all incomplete or damaged improvements surrounding the site so they match what exists in the surrounding area. The City is currently working on building complete streets throughout the City in order to accommodate all users of the public right-of-way. Although there is no sidewalk on the east side of Leon Avenue, there is sidewalk constructed on the west side of Leon Avenue south of Alexander Road and on the south side of Alexander Road west of Leon Avenue. Additionally, since this area is adjacent to a school, a sidewalk would provide a safe and even surface for pedestrian traffic. Therefore, the Departments of Planning and Public Works recommend denial of this Variance (VAR-66310) application.

FINDINGS (VAR-65909)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

The request for a Variance (VAR-65909) to allow an eight-foot tall screen wall in the front yard of a commercial use (primary and secondary school) is in accordance with Title 19 which requires a minimum six-foot tall screen wall to be constructed when a commercial use is occurring on residentially zoned property, and when that property is adjacent to residentially zoned property. In addition, a fence is also required for the health, safety and welfare of the children attending the school. For these reasons, staff is supporting this request and recommends approval of Variance (VAR-65909).

FINDINGS (VAR-66310)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a horse trail adjacent to Leon Avenue in lieu of a sidewalk as required by Title 19.04. Alternative site design where a horse trail was proposed in addition to a sidewalk as required by Title 19.04 for Complete Streets would allow conformance to Title 19. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances; therefore, staff is recommending denial of this Variance (VAR-66310) application.

FINDINGS (SUP-65910 and SUP-65911)

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 educational campus was designed to mitigate noise and traffic impacts to the existing residential neighborhood to the east by positioning a field adjacent to Leon Avenue, and providing primary site access off of Alexander Road. The proposed educational facility can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses.

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

The subject site is a 17.08 acre located on the northwest corner of Alexander Road and Leon Avenue. The applicant has proposed to develop a 7.44 acre portion of the 17.08 acre lot for a primary and secondary school. With the subject site being surrounded by both residential and commercial uses, staff finds the subject site to be suitable for the proposed school campus.

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 subject site is provided by Alexander Road, with secondary access being provided by Leon Avenue. A Condition of Approval has been added by Public Works requiring the half street improvements for both Alexander Road and Leon Avenue. Both roadways will be adequate to meet the requirements of the proposed primary and secondary school.

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 public safety, health and welfare will be protected through implementation of conditions of approval requiring various permits and inspections prior to commencement of the use.

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

The proposed Public or Private School, Primary and Secondary has met the minimum Special Use Permit requirements set forth by Title 19.12 including adequate pick-up and drop-off areas, and being located on a collector street or larger.

FINDINGS (SDR-65912)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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 proposed educational campus is compatible with the existing single family residences to the east, and the existing commercial uses to the south.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

With the exception of the Variance request to allow for the deviation of the Complete Standards along the eastern perimeter of the subject site, the proposed development is consistent with the General Plan and Title 19. The requested Variance for the eight-foot tall screen wall along the east perimeter of the proposed educational campus is supported

by staff due to the existing residential neighborhood to the east. The eastern portion of the subject site is the “front yard” of the subject site which limits wall height to a maximum of five feet. Since Title 19 requires a screen wall between residential and commercial uses, staff supports this request.

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

Primary Site access is provided by Alexander Road, a 60-foot Primary Arterial as defined by the Master Plan of Streets and Highways. Vehicle traffic is encouraged to circulate in one direction to prevent and traffic congestion during peak drop-off and pick-up hours of the day. In addition, a Condition of Approval for a 60-day review has been added to ensure drop-off and pick-up routes are effective and not creating traffic congestion.

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

The applicant has proposed an educational facility constructed of colored concrete masonry walls, decorative wrought iron fencing and gates, and frosted glass. The landscape materials proposed include African Sumac trees, Mexican Fan Palms, and Red Yucca shrubbery. These materials are appropriate for the City and a desert climate.

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 building elevations are typical of an educational facility designed for school age children and are not unsightly or obnoxious in appearance. The proposed structure creates an orderly educational environment that is harmonious and compatible with development in the area.

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

If approved, the proposed educational facility will be subject to building permit review, and once under construction, subject to regular building inspections. Once completed, the building is subject to a final review before the issuance of a Certificate of Occupancy by the Department of Building & Safety; thus, ensuring public health, safety, and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There are no relevant City actions related to the subject site.	

<i>Most Recent Change of Ownership</i>	
05/10/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the subject site.	

<i>Pre-Application Meeting</i>	
06/21/16	A pre-application meeting was held where the submittal requirements for a Variance, two Special Use Permits, and a Site Development Plan Review were discussed.

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

<i>Field Check</i>	
08/04/16	A vacant, undeveloped lot was observed by staff during a routine field check.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.08

<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	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
North	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]

	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>	
<i>Surrounding Property</i>		Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
		Clinic	GC (General Commercial)	C-2 (General Commercial)
East		Single Family Residential, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West		Undeveloped	SC (Service Commercial)	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>
A-O (Airport Overlay) District – 105 Feet	Y
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails – Pedestrian Path	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to note the applicable code section here 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	324,086 SF	Y
Min. Lot Width	100 Feet	560 Feet	Y
Min. Setbacks			
• Front	50 Feet	250 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	100 Feet	Y
• Rear	35 Feet	275 Feet	Y
Max. Building Height	35 Feet	30 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

NE

Pursuant to 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
• South	1 Tree / 20 Linear Feet	21 Trees	17 Trees	N*
• East	1 Tree / 20 Linear Feet	20 Trees	15 Trees	N*
• West	1 Tree / 20 Linear Feet	28 Trees	28 Trees	Y
TOTAL PERIMETER TREES		98 Trees	89 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	46 Trees	40 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Y	Y**

**The applicant has requested Exceptions to reduce the number of trees by planting them every 30 linear feet instead of every 20 linear feet, staff supports this request.*

***The applicant has requested a Variance (VAR-65909) to allow for an eight-foot tall screen wall in the front yard which is adjacent to residential. Staff supports this request.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alexander Road	Primary Arterial	Master Plan of Streets & Highways	60	N*
Leon Avenue	Local	Title 13	50	N*
Rancho Drive	Expressway	Master Plan of Streets & Highways	108	Y

**A Condition of Approval has been added requiring half-street improvements in accordance with Title 19.04 for Complete Streets Standards.*

VAR-65909, VAR-66310 SUP-65910, SUP-65911 and SDR-65912 [PRJ-65274]
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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	
Public or Private School, Primary	26	3 Spaces Per Classroom	78				
Public or Private School, Secondary	12	9 Spaces Per Classroom	108				
TOTAL SPACES REQUIRED			186				199
Regular and Handicap Spaces Required			180	6	193	6	Y or N

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box tree per 20 linear feet.	One 24-inch box tree per 30 linear feet adjacent to Alexander Road and Leon Avenue.	Approval
To provide a tree in each landscape island and at the end of each row of parking.	To provide a total of 40 trees within the parking lot area where 46 trees is the minimum amount required.	Approval