



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: RAINBOW DREAMS EDUCATIONAL
FOUNDATION - OWNER: RAINBOW DREAMS LLC, ET AL**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-66241	Staff recommends APPROVAL.	
ZON-66245	Staff recommends APPROVAL.	GPA-66241
SDR-65797	Staff recommends APPROVAL, subject to conditions:	GPA-66241 ZON-66245

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 271 - GPA-66241 and ZON-66245
271 - SDR-65797

APPROVALS 0 - GPA-66241 and ZON-66245
0 - SDR-65797

PROTESTS 271 - GPA-66241 and ZON-66245
271 - SDR-65797

**** CONDITIONS ****

SDR-65797 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-66241) and Rezoning (ZON-66245), if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3132) shall be required, except where amended herein.
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 development shall be in conformance with the site plan and landscape plan date stamped 09/06/16 and building elevations date stamped 08/29/16 except as amended by conditions herein.
5. A Waiver from Title 19.08.040(F) is hereby approved, to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate a 15-foot radius on the southeast corner of Hart Avenue and Concord Street prior to the issuance of any permits.
13. In accordance with Title 13.56.040, remove all substandard public street improvements and unused driveway cuts on Lake Mead Boulevard, Concord Street, La Salle Street and Hart Avenue adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. 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. 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.
15. Landscape and maintain all unimproved rights-of-way, if any, on Lake Mead Boulevard, Concord Street, Hart Avenue and La Salle Street 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.

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16. Submit an Encroachment Agreement for landscaping and private improvements in the Lake Mead Boulevard and Hart Avenue public rights-of-way, if any, 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).
17. 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. 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.
18. 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 or submittal of any construction drawings, 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.
19. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-3132) and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment, Rezoning and Major Amendment to a previously approved Site Development Plan Review (SDR-3132) for a proposed 36,874 square-foot expansion to an existing Private School, Primary use located building on 3.50 acres at the northwest corner of Concord Street and Lake Mead Boulevard.

ISSUES

- The applicant has proposed to amend the General Plan land use designation of the property from: MLA (Medium Low Attached Density Residential) and MXU (Mixed Use) to: PF (Public Facilities). Staff recommends approval of the request.
- The applicant has proposed to rezone the property from R-2 (Medium-Low Density Residential) to C-V (Civic). Staff recommends approval of the request.
- The Private School, Primary use is a permitted land use within the C-V (Civic) zoning district.
- The applicant has requested Waivers to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required. Staff supports this request.
- The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan and has a current land use designation of MLA (Medium Low Attached Density Residential) and MXU (Mixed Use) with a zoning designation of R-2 (Medium-Low Density Residential). The applicant has submitted a request for a General Plan Amendment (GPA-66241) from MLA (Medium Low Attached Density Residential) and MXU (Mixed Use) to PF (Public Facilities), a Rezoning (ZON-66245) from R-2 (Medium-Low Density Residential) to C-V (Civic), and a Site Development Plan Review (SDR-65797) for a proposed 36,874 square-foot expansion to an existing Private School, Primary use located at 950 West Lake Mead Boulevard. This proposal will expand the existing school's campus west to Concord Street, encompassing the remainder of the block where the school is located.

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The applicant has proposed to demolish the existing residential dwellings on the 11 parcels that will be affected by the proposed expansion. The new structure will be reoriented towards the western perimeter of the subject site adjacent to Concord Street. The proposed 36,874 square-foot addition represents an increase in floor area from the previously approved Site Development Plan Review (SDR-3132) [which exceeds 5,000 square feet]; therefore, a Major Amendment is required.

A Waiver from Title 19.08.050 is required to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required. Staff supports the requested Waivers, as the reduced landscape buffers will match the existing landscape buffers on existing schools campus. The primary tree species utilized are 24" box African Sumac and 24" box Desert Willow trees.

The submitted plans indicate the existing parking lot area will be expanded and rearranged to accommodate the development. An exception of planting materials is required to allow no landscape finger island at the end of a row of parking spaces at the northwest and southeast corners of the proposed parking lot. However, staff supports this exception, as the applicant has provided additional landscaping on the northern and southern perimeter of the parking lot which exceeds code requirements. The applicant has provided parking lot landscaping that conforms to current Title 19.08.110 requirements in all other areas of the proposed parking lot. The submitted elevations indicate that the proposed structure will be 34'8" in height, which complies with current Title 19.06.060 building height requirements that limit structures to 35 feet in height. The submitted building elevations indicate the building façades will match the existing school's design, with a combination of tan, gold and black CMU brick finish.

Staff has determined the requested Waivers will have minimal negative impact to the overall project. This project is compatible with surrounding single-family residential and multi-family residential development in the area; therefore, staff recommends approval of this project with conditions.

FINDINGS (GPA-66241)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed PF (Public Facilities) General Plan designation is consistent with the adjacent C-V (Civic) land uses (Doolittle Community Center, West Las Vegas Library and Andre Agassi Preparatory School) to the south and single-family residential land uses located to the north, west and east of the subject site.

2.The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The applicant has proposed a Rezoning (ZON-66245) from R-2 (Medium-Low Density Residential) to C-V (Civic) on the subject site, which is consistent with the proposed PF (Public Facilities) General Plan designation.

3.There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

There are adequate transportation and recreation facilities in within close proximity to the subject site to accommodate the proposed expansion of the existing school campus. The subject site is in close proximity to the Doolittle Community Center, West Las Vegas Library and Andre Agassi Preparatory School.

4.The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-66245)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

The proposed Rezoning from R-2 (Medium-Low Density Residential) to C-V (Civic) is in conformance with the proposed PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The subject site is developed as a Private School, Primary use, which is a permitted land use within the proposed C-V (Civic) zoning designation.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

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The proposed C-V (Civic) is an appropriate zoning designation for a school, which will allow conformance with the proposed PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Primary site access will remain from Lake Mead Boulevard, a 100-foot Primary Arterial, which provides adequate capacity to serve the proposed use.

FINDINGS (SDR-65797)

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 development is compatible with the adjacent residential development in the area. In addition, the applicant has provided sufficient landscaping creating an attractive development.

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;

The development standards within the C-V (Civic) zoning district are determined by the Site Development Plan Review. The subject remains in compliance with the development standards with the exception of the associated landscape buffer waivers to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required. Also, the associated exception to allow no finger island adjacent to the end of the row of parking located at the northwest and southwest corners of the parking lot.

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

Primary site access will remain from Lake Mead Boulevard, a 100-foot Primary Arterial, which provides adequate capacity to serve the proposed use.

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

The project design and style are appropriate for the subject location and will be harmonious with the buildings in the surrounding area. The submitted building elevations indicate the building façades will match the existing school's design, with a combination of tan, gold and black CMU brick finish, which match the design of the existing school. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas.

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 design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding residential uses and the desert environment.

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

The proposed development will be subject to inspections in order to protect public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/03/03	The City Council approved a request for a Site Development Plan Review (SDR-3132) for a Private School, Primary located adjacent to the northwest corner of Lake Mead Boulevard and LaSalle Street. The Planning Commission and staff recommended approval of the request.
12/21/05	The City Council approved a request for an Extension of Time (EOT-10073) of an approved Site Development Plan Review (SDR-3132) that allowed a Private School, Primary on 1.36 acres at the northwest corner of Lake Mead Boulevard and La Salle Street. Staff recommended approval of the request.
01/05/06	The Planning and Development Department approved a request for a Parcel Map (PMP-9480) for a 1-lot parcel map on 1.36 acres adjacent to the west side of La Salle Street, between Lake Mead Boulevard and Hart Avenue.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/21/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-18051) for a Major Amendment to an approved Site Development Plan Review (SDR-3132) for a proposed 16,657 square-foot Private School at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard. Staff recommended approval of the request.
	The Planning Commission approved a request for a Variance (VAR-18224) to allow a 13-foot rear yard setback where 20 feet is the minimum rear yard setback required at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard. Staff recommended approval of the request.
01/10/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-25743) to add a playground to an approved Public or Private School, Primary at 950 West Lake Mead Boulevard. Staff recommended approval of the request.
08/11/15	The Planning Commission approved a request for a Special Use Permit (SUP-59935) for a Private School, Primary use at 950 West Lake Mead Boulevard. Staff recommended approval of the request.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-59936) for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) to redesign the parking lot and add a playground to an existing Private School, Primary with Waivers to allow an eight-foot wide landscape buffer along the south property line where 15 feet is required, a ten-foot wide landscape buffer along the north property line where 15 feet is required and a five-foot wide landscape buffer along the west property line where eight feet is required at 950 West Lake Mead Boulevard. Staff recommended approval of the request.
06/06/16	The Planning Department administratively approved a request for a Site Development Plan Review (SDR-64456) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-3132) to add a 3,600 square-foot modular building with four classrooms to an existing Private School, Primary use at 950 West Lake Mead Boulevard.

<i>Most Recent Change of Ownership</i>	
12/12/69	A deed was recorded for a change in ownership. (APN 139-21-612-081)
02/14/06	A deed was recorded for a change in ownership. (APN 139-21-612-047)
02/18/10	A deed was recorded for a change in ownership. (APN 139-21-612-050)
08/15/11	A deed was recorded for a change in ownership. (APN 139-21-612-045)
12/27/11	A deed was recorded for a change in ownership. (APN 139-21-612-080)
12/14/12	A deed was recorded for a change in ownership. (APNs 139-21-601-016 & -017)

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<i>Most Recent Change of Ownership</i>	
03/04/14	A deed was recorded for a change in ownership. (APN 139-21-612-049)
03/06/14	A deed was recorded for a change in ownership. (APN 139-21-612-093)
	A deed was recorded for a change in ownership. (APN 139-21-612-085)
	A deed was recorded for a change in ownership. (APN 139-21-612-086)
03/27/15	A deed was recorded for a change in ownership. (APN 139-21-612-046)
02/11/16	A deed was recorded for a change in ownership. (APN 139-21-612-048)

<i>Related Building Permits/Business Licenses</i>	
6/24/05	A building permit (#45632) was issued for demolition of a single family residence at 916 West Lake Mead Boulevard. The permit received a final inspection 8/20/05.
6/24/05	A building permit (#45631) was issued for demolition of a single family residence at 952 West Lake Mead Boulevard. The permit received a final inspection 8/20/05.
09/15/06	A building permit (#730531) was issued for a school at 950 West Lake Mead Boulevard. The permit received a final inspection on 04/07/08.
	A building permit (#730531) was issued for on-site hardscapes at 950 West Lake Mead Boulevard. The permit expired on 02/23/08.
8/20/07	A building permit (#7002544) was issued for an addition to a school at 950 West Lake Mead Boulevard. The permit received a final inspection on 04/03/08.
01/24/08	A building permit (#106398) was issued for a six-foot tall block wall at 950 West Lake Mead Boulevard. The permit has not received a final inspection.
07/15/08	A building permit (#107616) was issued for an accessory shade structure at 950 West Lake Mead Boulevard. The permit received a final inspection on 03/03/09.
01/13/09	A building permit (#115869) was issued for a tenant improvement/certificate of occupancy for an office at 950 West Lake Mead Boulevard. The permit received a final inspection on 06/11/09.
03/26/14	A code enforcement citation (#139264) was issued for trash and debris at 950 West Lake Mead Boulevard. The citation was resolved on 03/27/14.

<i>Pre-Application Meeting</i>	
06/29/16	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review, General Plan Amendment and Rezoning for a proposed Private School, Primary use.

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<i>Neighborhood Meeting</i>	
09/12/16	A neighborhood meeting was held at the location of 950 West Lake Mead Boulevard at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review for a proposed 36,874 square-foot expansion to an existing Private School, Primary use located building on 3.50 acres at the northwest corner of Concord Street and Lake Mead Boulevard. There were zero (0) members of the public that attended the meeting.

<i>Field Check</i>	
09/01/16	During a routine site inspection staff observed a well maintained school site. The subject site where the proposed addition will be located is currently developed as multiple single family homes.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.50

<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	Private School, Primary	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
		MXU (Mixed-Use)	
North	Single-Family Residence	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
South	Library	PF (Public Facility)	C-V (Civic)
	Community Recreational Facility (Public)		
	City Park		
East	Single-Family Residence	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
	Undeveloped	MXU (Mixed-Use)	
West	Single-Family Residence	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
		MXU (Mixed-Use)	

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<i>Master Plan Areas</i>	<i>Compliance</i>
West Las Vegas Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) zoning district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development shall require the approval of a Site Development Plan Review.

Pursuant to Title 19.10.020, the following standards are proposed:

<i>Standard</i>	<i>Proposed</i>
Min. Setbacks	
• Front (East)	261 Feet
• Corner (North)	14 Feet
• Corner (South)	12 Feet
• Rear	21 Feet
Min. Distance Between Buildings	88 Feet
Max. Lot Coverage	35.0 %
Max. Building Height	35 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened

Pursuant to Title 19.10, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
TOTAL PERIMETER TREES		36 Trees	36 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	20 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		5 Feet	N**
• South	15 Feet		3 Feet	N**
• West	15 Feet		5 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

*An Exception from Title 19.08.040 is required to allow no finger island adjacent to the end of the row of parking located at the northwest and southwest corners of the parking lot.

**A Waiver from Title 19.08.050 is required to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required.

<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>
Hart Avenue	Local Street	Master Plan of Streets & Highways	60 Feet	Y
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets & Highways	100 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Private School, Primary	13 classrooms (existing) + 9 classrooms (proposed) = 22 classrooms	3 per classroom	66				
TOTAL SPACES REQUIRED			66		70		Y
Regular and Handicap Spaces Required			63	3	66	4	Y
Loading Spaces		0			2		Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A 15-foot landscaping buffer is required adjacent to all rights-of-way	To allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a six-foot wide landscape buffer along the west property line.	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Parking lot finger islands are required at the end of each row of parking	To allow no finger island adjacent to the end of the row of parking located at the northwest and southwest corners of the parking lot	Approval