

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0283-ODYSSEY SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffer wall; **2)** allow attached sidewalk; and **3)** allow modified driveway geometrics.

DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv
(For possible action)

RELATED INFORMATION:

APN:

162-11-502-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate a buffer wall along the east property line where an 8 foot decorative screen wall is required per Section 30.04.02C.
2.
 - a. Allow attached sidewalks to remain along Sahara Avenue where detached sidewalks are required per Section 30.04.08C.
 - b. Allow attached sidewalks to remain along Bruce Street where detached sidewalks are required per Section 30.04.08C.
 - c. Allow attached sidewalks to remain along Karen Avenue where detached sidewalks are required per Section 30.04.08C.
3.
 - a. Reduce throat depth along Sahara Avenue to 74 feet where 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 1.3% reduction).
 - b. Eliminate throat depth along Bruce Street where 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C.
 - c. Reduce the departure distance from the intersection to a driveway along Sahara Avenue to 183 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 3.7% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 8.23
- Project Type: School expansion

- Number of Stories: 1 (existing building)/3 (proposed building)
- Building Height (feet): 24 (existing building)/up to 50 (proposed building)
- Square Feet: 33,139 (existing building)/64,019 (proposed building)/97,158 (total)
- Parking Required/Provided: 206/206
- Sustainability Required/Provided: 7/6.5

History, Site Plan, & Request

The northern 3.3 acres of the 8.23 acre subject site was previously approved by the Board of County Commissioners in November 2022 through UC-22-0555 for the conversion of the existing building to a 550 student K-5 charter elementary school. The remaining southern two-thirds of the site contained outdoor storage of kitchen supply equipment, which was planned to be removed over time. A condition of approval in the Notice of Final Action required an application for review to monitor the progress of the removal of the outdoor storage, as well as upgrades to the street landscaping and building façade. The application for review was subsequently filed and approved through AR-25-400113 (UC-22-0555) in December 2025 subject to no further review. The applicant is now proposing to expand the school to encompass the entire 8.23 acre parcel. The expansion will replace the former outdoor storage area and several buildings within the southern two-thirds of the site, all of which have since been removed and demolished. The site plan depicts the existing building (Phase 1) and the proposed area of new construction (Phases 2 and 3). The phases are as follows:

Phase 1 (existing condition)

The existing 33,139 square foot school building is indicated as Phase 1 on the site plan closest to Sahara Avenue. The building was formerly a restaurant supply store that was converted to the school. The existing building will begin operations in August 2026 with up to 600 K-5 students, increasing the number of students originally approved by 50 students.

Phase 2

A proposed 3 story building to be constructed in Phase 2 is in the central portion of the overall site. Phase 2 will include 18 classrooms and a gymnasium which will allow an expansion to 1,150 K-10 students beginning in August 2028.

Phase 3

This will be 2 additions to the southeast and southwest sides of the new building that will add 24 classrooms and a cafeteria to accommodate a full enrollment of 1,600 K-12 students by August 2030.

The new building is proposed to be 27 feet 4 inches from the west property line along Bruce Street, 527 feet 3 inches from the north property line along Sahara Avenue, 441 feet 9 inches from the south property line along Karen Avenue, and 86 feet from the east property line. South of the new building is a soccer field, and a playground and basketball court are located on the north side of the building. Access to the overall site is provided by existing driveways located along Sahara Avenue, Bruce Street, and Karen Avenue. The driveway on Karen Avenue is proposed to serve as the entrance for the student drop-off and pick-up. Two traffic lanes are provided for the 24 foot wide drive aisle, which provides 1,500 linear feet of queuing area on each lane, which accommodates approximately 120 cars . The queuing extends north and then

loops around the north side of the existing school building to the student drop-off area and then exits onto Bruce Street. Parking is provided on both sides of the drive aisle and around the north and west sides of the existing building. Three loading spaces are provided southwest of the existing building. There are 52 EV-capable and 6 EV-installed parking spaces east of the new building. Bicycle racks, including an electric bike charger, are located between the existing and proposed building, as well as near the east entrance to the new building. An 8 foot wide accessible route is provided from Karen Avenue to the new building entrance by way of a new internal sidewalk. A 6 foot high chain-link fence is provided along Bruce Street and Karen Avenue, which also surrounds the soccer field and playground areas. A trash enclosure is provided near the southeast corner of the new building, which is set back 65 feet from the east property line.

The property east of the southern two-thirds of the subject site includes a 2 story multi-family complex, which has an existing retaining wall with a 2 foot 8 inch wall on top that is located along the shared property line. The subject site is higher in elevation than the property to the east by between 5 feet 6 inches at the south end, to over 10 feet at the north end.. An 8 foot high decorative screen wall is required along the shared property line but is not provided, which is the subject of a waiver request.

Landscaping

A 10 foot wide landscape strip is provided behind the existing attached sidewalks along Bruce Street and Karen Avenue within the expansion area. Landscaping will also be provided throughout the new parking areas within the landscape islands and at the end of parking rows. Additionally, a 15 foot landscape buffer with 2 rows of trees is provided along the east side of the property.

Floor Plans

The plan notes a new 64,019 square foot building with the main entrance on the south side of the building. At full build-out the campus will have 62 classrooms.

Elevations

The plans depict the new school building that is up 50 feet to the top of the parapet wall which screens the rooftop mechanical equipment. The exterior of the building consists of decorative CMU, cultured stone veneer, a painted exterior plaster system with 5 colors, and an aluminum storefront window system. A painted steel canopy/trellis is provided above the main entrances on the south side of the building. Painted metal sunshades are also provided above the windows on all floors. An outside stairwell is located on the south side of the building.

Applicant's Justification

The applicant is proposing the expansion of a previously approved school to allow approximately 1,600 students in grades K through 12. The school will operate from approximately 7:00 a.m. to 5:00 p.m. on weekdays with some after school activities. The pick-up and drop-off loop accommodates 120 cars per bell time with 3 staggered bell times proposed to reduce traffic congestion during pickup and drop-off operations. Both the parking requirements and the building height comply with zoning and residential adjacency requirements. The applicant is requesting a waiver to allow attached sidewalks along the surrounding streets to

remain to maintain continuity with the area. Waivers to reduce throat depths and departure distance are requested due to existing curb cuts, one of which will be used only for egress, and the existing conditions such as the parking layout. The request to eliminate the buffer wall height is due to grade differences that may make the wall height on the residential side seem oppressive and unsafe. The project is in harmony with the surrounding area, meets the intent of the development, and will provide beneficial use to individuals and families in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-25-400113 (UC-22-0555)	Application for review for a charter school in conjunction with an existing commercial site	Approved by BCC	December 2025
UC-22-0555	Use permit, waiver of development standards, and design review for a charter school in conjunction with an existing commercial site	Approved by BCC	November 2022
ADR-1157-11	Building addition in conjunction with a proposed restaurant supply store	Approved by ZA	December 2011
WS-1424-05	Allowed service bay doors facing a street and waive parking lot landscaping	Approved by PC	August 2005
ZC-2170-98	Zone change to C-2 zoning for an automobile dealership with a variance for outside storage	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standard #1

The intent of landscape buffering and screening is to mitigate any potential negative impacts between differing adjacent uses and zoning districts. Furthermore, buffering and screening assist in reducing the impacts of higher intensity land uses and activities on neighboring properties. While a 15 foot landscape buffer will be provided along the shared property line, staff finds that the existing wall above the retaining wall at 2 feet 8 inches is not tall enough to prevent vehicle lights in the parking spaces from shining into windows located on the west side of the residential building to the east, especially since the parking area is elevated in comparison. There are additional safety concerns with having a low wall and a significant elevation change. A taller wall would be necessary to create a safer environment on the school side of the property. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. Site circulation looks to be designed to provide efficient movement for vehicles and pedestrians, with three access points and internal drive aisles facilitating traffic flow. The overall design of the building incorporates the 4-sided architectural standards. The architectural elevations and design characteristics reflect a contemporary and cohesive aesthetic appropriate for a modern educational facility and are not considered unsightly or undesirable in appearance. The main building entrance faces Karen Avenue. Pedestrian access from the public sidewalk along Karen Avenue is provided and leads to the building entrances on the south and east sides of the building. Staff finds the scale and intensity of the project compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide another school option for individuals and families within the area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow the existing attached sidewalks to remain in place of detached sidewalks on Sahara Avenue, Bruce Street and Karen Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3a & #3b

Staff has no objection to the reduced throat depth for the Sahara Avenue and Bruce Street driveways. The site's main driveway for queuing vehicles for drop-off and pick-up will be from Karen Avenue, which allows the majority of vehicles to queue on-site. With the Karen Avenue

driveway being ingress only, the Sahara Avenue and Bruce Street driveways will mainly be used for staff, mitigating the conflict caused by the reduced throat depth.

Waiver of Development Standards #3c

Staff has no objection to the reduction in departure distance for the Sahara Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow.

Staff Recommendation

Approval of waiver of development standards #3 and the design review; denial of waivers of development standards #1 and #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Fire Prevention Bureau

- Fire access appears it may be used for quiring vehicles for student pickup; when submitting civil plans to fire department for review please provide a note how queue line in fire access will be cleared out encase of an emergency.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: XL CHARTER DEVELOPMENT

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
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