

05/18/21 PC AGENDA SHEET

CHARTER SCHOOL  
(TITLE 30)

**UPDATE**  
LINDELL RD/EDNA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:**

**HOLDOVER USE PERMIT** for a school (kindergarten through 8<sup>th</sup> grade).

**DESIGN REVIEW** for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-12-207-001; 163-12-207-007 through 163-12-207-011; 163-12-207-013; 163-12-207-015

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5510 Edna Avenue
- Site Acreage: 3.8
- Project Type: Charter school
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 50,522
- Parking Required/Provided: 397/657

Site Plans

The plans depict a proposed charter school building and associated outdoor uses that will be located on the south half of an existing church site (Mountaintop Faith Ministries). The building consists of both an elementary and middle school with a gymnasium and cafeteria. The building is orientated near the southwest portion of the site with ancillary uses such as a playground, basketball courts, sport fields, and parking located toward the southeast portions of the site. Additional parking is also located north of the school building. The building is 44 feet from Edna Avenue to the south and 36 feet from Westwind Road to the west. Site access during drop-off and pick-up times will be from Lindell Road, circulating around the site in a

counterclockwise motion until they reach the appropriate student drop-off/pick-up loading zone at the south perimeter of the site. Traffic will exit the site at the southern most driveway on Lindell Road. The driveway on Edna Avenue will be closed off with this proposed design.

Landscaping

Street landscaping consists of a 6 foot wide landscape area behind an existing attached sidewalk along Westwind Road, and a 15 foot wide landscape area behind an attached sidewalk along Edna Avenue and Lindell Road. The project also shows landscaping on-site throughout the campus. Parking lot landscaping is shown in the teacher and visitor parking areas. Additionally, the plans show a turf sports field near the southeastern portion of the site.

Elevations

The elevations depict the building at various heights with some amount of roofline variation. The school building is 2 stories and will range in height from 30 feet to 35 feet. The proposed building materials include concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of metal fascia panels, cultured stone accents, recessed lines, and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict the school building totals 50,522 square feet which consist of multiple classrooms, administrative offices, multi-purpose room, cafeteria, restrooms, corridors, and all other ancillary uses associated with a school site.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates this request is for a public charter school (kindergarten through 8<sup>th</sup> grade) with a capacity of 800 students. The existing buildings on parcels on the southeast portion of the site will be demolished to accommodate a playground and turf area for the school. The school will operate from approximately 7:00 a.m. to 4:00 p.m. on weekdays and occasionally after school or nighttime activities may occur. Pick-up and drop-off times will be approximately the hour before school starts and the hour after school ends. Lastly, according to the applicant no exterior public address (PA) or bell system will be used.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0538-15	Expanded a place of worship with waivers for landscaping, trash enclosures, on-site paving, and off-site improvements	Approved by BCC	November 2015
UC-0475-08	Expanded a place of worship and allowed modular buildings for the expansion	Approved by PC	June 2008

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0392-99	Expanded a place of worship and school with variances for landscaping, trash enclosures and reduced setbacks	Approved by BCC	July 1999
VS-1910-96	Vacated and abandoned a portion of Tara Avenue	Approved by PC	March 1997
VC-0724-95	Variance to increase wall height in conjunction with a place of worship	Approved by PC	June 1995
UC-0029-94	Place of worship in an R-E zone	Approved by PC	February 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & parking lot
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-D & P-F	Single family residential & Elementary school
East	Public Facilities	R-E	Elementary school & Boys & Girls Club
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit & Design Review

Staff finds the design of the proposed project is appropriate for the area. The building is designed with varied architectural elements and building heights which helps break-up the massing of the building. The setback of the building is in excess of Code and appropriate street landscape buffers are provided. Furthermore, the pick-up and drop-off location is in an area of the overall site which allows for on-site queuing and circulation of vehicles, and will not impede traffic on adjacent public streets. Therefore, staff can support both the design review and use on this property.

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate any unnecessary easements.
- Applicant is advised that off-site improvement permits may be required.

### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC: Spring Valley - denial.**

**APPROVALS:**

**PROTESTS: 8 cards**

**PLANNING COMMISSION ACTION:** April 20, 2021 – HELD – To 05/18/21 – per the applicant.

**APPLICANT:** TA III ACQUISITION, LLC

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE., SUITE 220, LAS VEGAS, NV 89123