

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:

USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** sidewalk and landscaping; **2)** reduce setback; **3)** off-site improvements; **4)** reduce throat depth; and **5)** driveway geometrics.

DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley planning area. AB/ji/kh (For possible action)

RELATED INFORMATION:

APN:

163-01-205-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Red Rock Street (southeast portion) where 15 feet of street landscaping is required behind an existing attached sidewalk per Section 30.64.030.
 - b. Eliminate sidewalk and street landscaping along Red Rock Street (northeast portion) where a detached sidewalk and landscaping is required per Figure 30.64-17.
 - c. Eliminate sidewalk and street landscaping along Doe Avenue where detached sidewalks and street landscaping is required per Figure 30.64-17.
2.
 - a. Reduce the street setback of an existing accessory structure (solar-paneled carport) to zero feet where 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 100% reduction).
 - b. Reduce the street setback of a portion of an existing chain-link fence over 3 feet in height adjacent to Red Rock Street to zero feet where 10 feet is required per Section 30.64-020 (a 100% reduction).
3.
 - a. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Red Rock Street where required per Section 30.52.040.
 - b. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Doe Avenue where required per Section 30.52.040.
4. Reduce the driveway throat depth to zero feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 100% reduction).
5. Allow the existing modified driveway geometrics to remain where driveway geometrics is the standard per Uniform Standard Drawing 222.1.

LAND USE PLAN:
SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 600 W. Oakey Boulevard
- Site Acreage: 2 (existing school)/4.2 (overall site)
- Project Type: School redesign
- Number of Stories: 1
- Building Height (feet): 16 (main classroom/office buildings)/14.5 maximum (modular buildings)
- Square Feet: 4,340 (Classroom Building A)/2900 (Classroom Building B)/2,900 (Building C)/1,400 (for each Modular Classroom Buildings 1 through 4)/1,920 (Carport A)/2,880 (Carport B)/6,000 (Carport C)
- Parking Required/Provided: 29/31

History & Request

A school was previously approved in 2003 (UC-0949-03) for the subject property. In 2014, UC-0229-14 was approved for additions to a school and had since expired. UC-18-0911 was approved by the Board of County Commissioners (BCC) to redesign the existing school with waivers of development standards. Due to concerns related to the off-site improvements and commercial driveways for the school, the application was approved with a 1 year review to renew the off-site improvements. AR-20-400016 (UC-18-0911) was an application for review which was denied by the BCC in June 2020 due to incomplete off-site permits, inspections, and traffic study by the applicant; therefore, UC-18-0911 expired.

With the original application, the applicant requested a new use permit to allow the existing school to remain on the site, and associated waivers of development standards and a design review to re-establish the re-design of the site, which was approved by the Board of County Commissioners on January 17, 2024. Waivers of development standards for non-decorative street screening, unscreened mechanical equipment, and trash enclosure were withdrawn. The following reflects the original staff report.

Site Plan

The previously approved plan depicts a 4.2 acre parcel where the north half is undeveloped and the school is located on the southern half of the site. The north property line is adjacent to Doe Avenue and the east property line is adjacent to Red Rock Street. On-site parking is located along the east and south property lines, and within a covered parking area on the southwest corner of the site. There were 29 parking spaces required where 31 parking spaces were provided.

Northern Portion of the School Site

The previously approved site plan shows an existing covered parking area (with solar panels – Carport A and B) on the northeast corner of the school site with an “entrance only” driveway on

the northeast corner and leads to an “exit only” driveway immediately to the south. The northern portion of the school site also includes 4 modular classroom buildings, Classroom Building C, and a hard surface play area with a half basketball court. Modular Classroom Buildings 1 and 2 are oriented east to west and were placed on the north portion of the school site. Modular Classroom Building 3 is oriented north to south and is directly east of the basketball court. Modular Classroom Building 4 is also oriented north to south, but was placed along the west property line, west of Classroom Building C. A trash container is provided on the northeast corner of the site adjacent to the covered parking area; however, the applicant is providing an exterior trash enclosure as required per Code. The previously approved site plan under UC-18-0911 shows all 4 modular classroom buildings were oriented east to west along the northern portion of the school site.

Southern Portion of the School Site

The previously approved site plan depicts another covered parking area with solar panels (Carport C) on the southwest corner of the parcel. Immediately to the east is Classroom Building B. The center of the school site includes the playground area, and the southeast corner of the site includes covered play areas and Classroom Building A. East of Classroom Building A there is another “enter only” driveway which leads vehicles south, then east towards the southwestern driveway which is “exit only”.

Landscaping

No new landscaping was proposed on the site with the original application. Aerial photos show that artificial grass was installed throughout the entire playground and northwest corner of the school site. The applicant maintained all existing trees and shrubs that are located within the planter adjacent to the south property line. There are existing trees and shrubs in the middle of the school site adjacent to and within the playground area. There is an existing attached sidewalk along the south property line (Oakey Boulevard), and this landscaping planter is approximately 15 feet wide.

Elevations

The classroom buildings are 1 story high with a tan colored stucco finish exterior, terracotta colored roof tiles, aluminum framed windows, and blue steel doors. The modular buildings are constructed of modular walls with slate grey and blue vertical siding and skirting. The maximum height of the existing modular buildings is 14.5 feet. The carports are constructed of steel trusses and beams to support the solar panels which provide shade for parked vehicles.

Floor Plans

- Classroom Building A has 5 classrooms and 1 office with an overall area of 4,340 square feet.
- Classroom Building B has 4 classrooms with an overall area of 2,900 square feet.
- Classroom Building C has 4 classrooms and 1 office with an overall area of 2,900 square feet.

Each Modular Classroom Building (1 through 4) has an overall area of 1,440 square feet.

- Modular Classroom Buildings 1 and 2 include 2 classrooms.
- Modular Classroom Building 3 includes 4 classrooms.

- Modular Classroom Building 4 includes 1 classroom and 1 office.

The existing carports are as follows:

- 1,920 square feet (Carport A)
- 2,880 square feet (Carport B)
- 6,000 square feet (Carport C)

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0664:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 and application for review; 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

- 1 year administrative review through Public Works;
- All Public Works conditions, except the 1 year administrative review, must be met prior to Parcel Map recordation;
- 30 days to pay Traffic Study mitigation fees associated with PW19-10706;
- Reconstruct commercial pan driveway per Uniform Standard Drawings 222.1 and 224;
- 30 days to submit off-site improvements plan for reconstruction of the commercial pan driveway;
- Drainage study shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant is requesting an extension of time for 1 additional year to allow time for the parcel map to be recorded and conditions to be satisfied. The applicant states that additional time is necessary due to inspections taking longer than expected.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0110	Vacation and abandonment of easements	Approved by PC	May 2024
UC-23-0664	Use permit, waivers, and design review to re-establish a school	Approved by BCC	January 2024
AR-20-400016 (UC-18-0911)	First application review for a redesign of an existing school, waivers for landscaping and screening, reduced setbacks, mechanical equipment, trash enclosure, and off-site improvements	Denied by BCC	June 2020
UC-18-0911	Use permit, waiver, and design review to redesign an existing school - expired	Approved by BCC	January 2019
UC-0229-14	Use permit, waiver and design review to expand an existing school - expired	Approved by BCC	July 2014
UC-0949-03 (ET-0218-06)	First extension of time to review a major school and waiver for street landscaping - time limit removed	Approved by PC	August 2006
UC-0949-03	Use permit for a major school and waived portions of street landscape requirements	Approved by PC	July 2003
UC-0071-72	Use permit for a school - expired	Approved by PC	1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	City of Las Vegas	R-E	Place of worship
West	City of Las Vegas	C-2	Palm Mortuary funeral home

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that currently a parcel map (MSM-23-600068) is under review by Public Works, which is pending the off-site improvements to be constructed. Since the applicant has made progress towards commencement of the project, staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until January 17, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with the code for the withdrawn waivers.
- Applicant is advised that 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KENOWOYO INVESTMENT I, LLC

CONTACT: KENOWOYO INVESTMENT I, LLC, 6000 W. OAKY BOULEVARD, LAS VEGAS, NV 89146