

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:

USE PERMIT for a school.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-601-012

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate a portion of buffering and screening (southeast corner), where buffering and screening shall consist of a 15 foot wide landscape with an 8 foot high decorative screen wall per Section 30.04.02C.

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2850 Lindell Road
- Site Acreage: 6.09
- Project Type: School (K-8)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 42,120
- Parking Required/Provided: 46/95
- Sustainability Required/Provided: 4/7 (existing building)

Site Plan

The plan depicts an existing Boy's & Girl's Club location at the northeast corner of Lindell Road and Edna Avenue, which will provide care before and after hours of the proposed school. Access will continue to be provided with 2 driveways from Lindell Road, and 1 driveway from Edna Avenue. The internal circulation of traffic will change on the north half of the property with a fire lane running the length of the property from north to south on the west side of the building,

and student drop-off and pick-up lanes. The existing parking lots located on the north half of the property will be replaced with landscaping, drive aisle loops, fire lane, and the new kindergarten playground. A new trash enclosure is shown on the south side of the playground and adjacent to the north and south fire lane. Required bike racks are shown on the west side of the building on the south side of the playground. Loading zones are located south of the playground adjacent to the trash enclosure, and on the south side of the parking spaces, near the driveway at Edna Avenue. A majority of the remaining parking spaces are covered with existing shade structures that also have solar panels. A parking demand study is included for exceeding the maximum amount of parking.

Landscaping

The plans depict increased landscaping depths in planter areas on the north half of the property. Additional landscaping is proposed along Lindell Road on the northern two-thirds of the frontage and on both sides of the existing driveways. The new landscape area is a minimum of 22 feet in width in this area. A new 32 foot wide landscape island is surrounded by drive aisles on the north side of the building. Approximately 100 parking spaces are being replaced on the north half of the property with new landscaping, playground, redesigned drive aisles, and trash enclosure.

The south half of the property will maintain the existing 5 foot wide landscape strips along the southern frontage of Lindell Road and along Edna Avenue. The south half will include the remaining 95 parking spaces with a majority of parking covered by existing solar panels. Bus staging areas are shown adjacent to Lindell Road on the southwest side of the property. The attached sidewalks along Lindell Road and Edna Avenue will remain and the existing 5 foot landscape strips adjacent to both streets will remain on the south portion of the property. The southeast portion of the property is adjacent to an existing residential home, and is subject to residential adjacency standards, including an 8 foot high decorative screen wall and a 15 foot wide landscape area with trees. The applicant is requesting a waiver as part of this application to eliminate the buffer and screening requirements related to residential adjacency at the southeast corner of the property. Forty-two buffer trees are located in the area surrounding the play field on the east side of the building.

Elevations

The plans depict a new 5 foot screen along the rooftop to screen existing mechanical equipment. Nine new windows are shown along the west face of the building, and 8 new windows are shown along the east face of the building. The new windows are located on the main level, between 3 feet and 8 feet above the ground. Some existing doors and windows will be removed. No other significant changes are proposed to the building.

Applicant's Justification

The applicant is proposing a public charter school in conjunction with the Boy's & Girl's Club of Southern Nevada. Before and after school services will be provided 6:00 a.m. to 7:00 a.m. or the start of school, and 5:00 p.m. to 6:00 p.m. School will take place between 7:00 a.m. and 5:00 p.m. on weekdays with occasional after school activities. School times will be coordinated with other local schools to avoid traffic congestion. A school is compatible with the existing Boy's & Girl's Club activities and before and after school activities. Regarding the waiver to the

landscaping buffer, the area cannot be widened without interfering with bus parking and removing existing solar covered carports. Additional trees will be added to the existing landscape area to mitigate the waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-02	Daycare facility - expired	Approved by BCC	August 2002
UC-286-87	Athletic field in conjunction with an existing Boys & Girls Club	Approved by PC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & RS20	Elementary school & childcare
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The addition of a Kindergarten through 8th grade school at this location will be compatible with the surrounding education uses, including a head start childcare facility northeast of this site, the existing Boy's & Girl's Club on this property, and the public elementary school north of this property. The hours of operation will be coordinated with the surrounding schools to limit traffic congestion in the neighborhood and optimize the pick up and drop off times. Lindell Road and Edna Avenue are both 80 foot collector roads and support the proposed operations. Staff supports the use permit.

Waiver 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.

The buffer and screening required next to the residential property on APN 163-12-601-009 at the southeast corner of the property, would require a significant change to the location of the existing solar shade structures and drive aisles on the south side of the building. This area of the property has been used for drive aisle and parking since at least 1998 without landscaping or trees. The adjacent property on APN 163-12-601-009 to the east, has several existing trees and a wall on the property line. The existing non-decorative wall on the west side of APN 163-12-601-009 has a stair step of heights from 4 feet near Edna Avenue to 8 feet north end. Staff supports the waiver 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 others 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.

The north half of the property includes an upgrade to street landscaping and interior landscaping with traffic circulation improvements and a new playground in support of the proposed school use. The property is currently developed with a building, adequate parking, adequate access, new internal drive aisles, bus parking, pedestrian access pathways to both sidewalks and internal building entrances and exits. The surrounding uses on the west and north sides have similar assembly and school uses. This school use is proposed to be operated on a staggered schedule to avoid conflicts with the existing daycare, assembly, and school uses in the area, to limit impacts on the surrounding traffic circulation and maintain neighborhood compatibility. Staff can support the proposed design review.

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

- 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

- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

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: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: XL CHARTER DEVELOPMENT

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