

11/16/22 BCC AGENDA SHEET

CHARTER SCHOOL
(TITLE 30)

SAHARA AVE/BRUCE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0555-SCHWARTZ FAMILY RE HOLDINGS, LLC:

USE PERMIT for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the east side of Bruce Street within Winchester. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-502-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveway along Bruce Street to a minimum of 8 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 3.3 (portion)
- Project Type: Charter school
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 32,706
- Parking Required/Provided: 35/91

Site Plans

The plans depict a proposed charter school and associated outdoor uses that will be located at the southeast corner of Sahara Avenue and Bruce Street. This is an existing building, and the school

will replace a former restaurant supply store that has been on the property since 2012. The school will be utilizing 3.3 acres of the 8.2 acre parcel. The remaining south two-thirds of the site has outside storage of the kitchen supply equipment and will be removed over time. The main entrance will be on Sahara Avenue, and the auxiliary driveway is on Bruce Street, which will be primarily used as exit only during student pick-up and drop-off. The applicant is providing a new driveway on Karen Avenue at the far south end of the property to provide for better circulation. This driveway will serve as the staging lane for student drop-off and pick-up. The adjacent business will not have to access this drive aisle. Traffic will exit the site either on Bruce Street to the west or Sahara Avenue to the north. Parking is shown on the north and west sides of the building. An outdoor play area is located to the south of the building with a fence separating the area from the outside storage to the south and the drive aisle to the east. The only other change to the site will be updating existing pan driveways on Sahara Avenue and Bruce Street. There will be no other site improvements to the parking lot, landscape planters, or building facade.

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Las Vegas).

Landscaping

Existing street landscaping consists of a 6 foot wide to 10 foot wide landscape area behind an existing attached sidewalk along Sahara Avenue and Bruce Street. The site was developed over 20 years ago, so minimal landscaping is shown around the building footprint and parking lot.

Elevations

The existing building is 24 feet to the top of the parapet wall. The exterior of the building consists of stucco, fluted brick accents, 4 roll-up doors, and an aluminum storefront window system, and the building will be painted a neutral, earth tone color.

Floor Plans

The plans depict a 32,706 square foot school building which consists of multiple classrooms, administrative offices, lobby, multi-purpose room, conference restroom, 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 charter school (kindergarten through fifth grade) with a capacity of 550 students. Odyssey Partners is under contract to purchase the property with the intention of expanding farther south on the property and removing all the equipment currently being stored outside over the course of the next 2 years. The school will operate from approximately 7:45 a.m. to 3:30 p.m. on weekdays, and occasionally after school or nighttime activities may occur. Early pick-up and late drop-off times will be approximately 1.5 hours before school starts and 2.5 hours after school ends.

Prior Land Use Requests

Application Number	Request	Action	Date
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	Reclassified 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	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1 & R-4	Shopping center & multiple family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1, C-2, & R-4	Shopping center & multiple 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 & Design Review

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 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.

Staff's primary concerns with school facilities is to ensure compatibility with existing and planned surrounding land uses, and that there is adequate queuing and circulation of vehicles on-site that will not impede traffic on adjacent public streets. While the applicant is providing a new driveway on Karen Avenue at the far south end of the property to provide for better circulation and serve as the staging lane for student drop-off and pick-up, staff is concerned about the condition of the property. Even though the site was developed over 20 years ago and these are pre-existing condition, staff finds that a change in use should prompt updating the existing conditions such as street landscaping and the building façade which have been neglected over the years. Most of the landscaping along the streets has not been maintained and should be re-vegetated. Also, the façade of the building is older and should be refreshed for the new tenant. Therefore, with added conditions, staff can support this request and finds the proposed use can be appropriate for the area and will help serve the student needs of this community.

As stated above, staff supports the use on the property; however, the goal of the County is to also have the remaining portions of the site cleaned up and hopefully redeveloped over time. Eagle Charter School has the same goal of making this property aesthetically pleasing by removing all of the equipment currently being stored outside over the course of the next 2 years. As part of their agreement to purchase the property, they agreed to lease back the southern 4.15+/- acres to the seller to give them time to remove the restaurant equipment. This leaseback is not long term. Should the lease extend to a second year they will reduce the area leased back to the restaurant equipment business down to approximately 2.35 acres. By year 3 the outside storage will be gone from the site completely. The goal of the school is to expand farther south on the property.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Bruce Street driveway. The site's main driveway for queuing vehicles for drop-off and pick-up will be from Karen Avenue, which will allow for over 138 vehicles to queue on-site. With the Karen Avenue driveway being ingress only, the Bruce Street driveway will mainly be used for staff, mitigating the conflict caused by the reduced throat depth.

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:

Current Planning

- 2 years to review to monitor the progress of the removal of outside storage and upgrades to street landscaping and the building façade;
- For security purposes, eliminate any fence opening to the outside storage yard south of the children's outdoor play area;
- 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 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

- Drainage study and compliance;
- Traffic study and compliance;
- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works;
- Reconstruct any unused driveways with full off-site improvements.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL GLAUSER

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