

SCHOOL
(TITLE 30)

OWENS AVE/BLEDSON LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:

USE PERMITS for the following: **1)** school; **2)** allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and **3)** waive applicable design standards for accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio; **2)** reduce parking; **3)** landscaping; **4)** allow signage; **5)** reduce access gate setback; **6)** permit alternative parking space dimensions; **7)** reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and **8)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** school; **2)** signage; **3)** alternative parking lot landscaping; and **4)** finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-112-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce height/setback ratio requirement adjacent to a single family residential use to 15 feet where 26 feet is required per Section 30.56.070 and Figure 30.56-10 (a 42.3% reduction).
2. Reduce parking to 170 parking spaces where 218 parking spaces are required per Table 30.60-1 (a 22% reduction).
3.
 - a. Reduce landscape island fingers where an island finger shall be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip per Figure 30.64 14.
 - b. Permit alternative landscaping adjacent to a less intensive use (single family residential) where landscaping per Figure 30.64-11 is required.
4. Allow a wall sign where not permitted per Table 30.72-1.
5. Reduce access gate setback to 10 feet where access gates shall be set back from the property line a minimum of 50 feet per Section 30.64.020 (an 80% reduction).

6. Permit alternative parking space dimensions (9 feet wide by 18 feet long) adjacent to diamond shaped landscape planters where parking spaces 10 feet wide by 19 feet long are required per Figure 30.64-14.
7. Reduce the width of the pedestrian walkway from the adjacent public sidewalk to the principal building entrance to 4 feet where a 5 foot wide walkway is required per Section 30.60.050 (a 20% reduction).
8.
 - a. Reduce throat depth to 14 feet for a driveway along Owens Avenue where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).
 - b. Reduce throat depth to 6 feet for a driveway along Bledsoe Lane where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
 - c. Permit a 15 foot curb return radius where a minimum radius of 25 feet is required for a commercial driveway along Owens Avenue per Uniform Standard Drawing 222.1 (a 40% reduction).
 - d. Permit non-standard driveways along Bledsoe Lane where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. School.
2. Signage.
3. Alternative parking lot landscaping (diamond-shaped landscape planters).
4. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1580 Bledsoe Lane
- Site Acreage: 4
- Project Type: School
- Number of Stories: 2 (existing building)/1 (portable classrooms)
- Building Height (feet): 35 (existing building)/14.5 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)
- Sign Area (square feet): 76 (wall sign)
- Parking Required/Provided: 218/170

Request

The subject property consists of a 4 acre site with an existing place of worship that will be converted into a charter high school (Southern Nevada Trade High School). The conversion of the place of worship to a school will be conducted in 2 phases with the first phase consisting of

20 classrooms and accessory office space within the existing building. The second phase of the school will feature the addition of 10 modular classroom buildings. Phase 1 will be completed prior to the upcoming school opening and phase 2 will be completed the following summer in 2024. The proposed high school, scheduled to open in August of 2023, will provide an education offering courses with an emphasis on the construction trade industry. The school will initially open with 200 students in year 1 and will add 100 students in years 2 and 3, then 50 students per year for years 4 through 7 to achieve an ultimate student enrollment of 600. School pickup & drop off times will be 8:00 a.m. and 2:00 p.m. Monday through Friday. For pick-up and drop-off of students, a pattern has been established with vehicles entering from Owens Avenue where a double line queue will extend through the parking lot with a queue length of 520 feet. This queue length will ensure that even at the full 600 student capacity, the drop off-line will not back up into Owens Avenue.

Site Plans

The plans depict an existing 2 story place of worship that will be converted into a charter high school (Southern Nevada Trade High School). The existing building is centrally located within the project site and has the following setbacks: 1) 320 feet from the northeast property line along Owens Avenue; 2) 90 feet from the northwest property line; 3) 43 feet from the west property line adjacent to Bledsoe Lane; and 4) 110 feet from the south property line. A fabric shade carport structure with a cantilevered design is located to the northwest of the existing building. The carport structure is set back a minimum of 10 feet from the northwest property line that is adjacent to residential development.

The second phase of the development will utilize 10 modular classroom buildings located along the south portion (rear) of the site. The area of the site containing the modular buildings is secured by an access control gate with a setback of 49 feet from Bledsoe Lane, requiring a waiver of development standards. The modular classroom buildings are set back 35 feet from the south portion of the existing building. A 24 foot wide vehicle drive aisle is located between the existing building and modular classrooms. The modular classroom buildings are set back a minimum of 5 feet from south property line, adjacent to the existing single family residences. Due to the height of the modular buildings (14.5 feet) a waiver of development standards is necessary to reduce the height/setback ratio.

An outdoor lunch area measuring 3,510 square feet is located immediately to the west of the modular buildings and will be covered by a fabric shade structure. Seven parking spaces are proposed immediately to the west of the shade structure. A 4 foot wide pedestrian walkway is proposed along the east property line providing a connection between the sidewalk adjacent to Owens Avenue and the principal entrance of the existing building. A waiver of development standards is required to reduce the width of the proposed pedestrian walkway to 4 feet. An existing pedestrian walkway, measuring 3 feet in width, provides a secondary connection from the school to an existing sidewalk along Bledsoe Lane.

Access to the site is granted via an existing commercial driveway along Owens Avenue. An existing access gate is set back 20 feet from Owens Avenue and will remain open during school hours. Modified driveway design standards, including throat depth and curb return radii, are required for this driveway. A secondary driveway that will be utilized for emergency access

only is located along the west portion of the site adjacent to Bledsoe Lane. An emergency access gate is set back 10 feet from the street, necessitating waivers for reduced gate setback and throat depth. A second driveway along Bledsoe Lane, located at the southwest corner of the site, services the area of the modular classroom buildings. A waiver to reduce the throat depth for this driveway is also required.

The proposed school requires 218 parking spaces where 170 parking spaces are required, necessitating a request to reduce on-site parking. A design review to increase finished grade is required to fill the existing detention basin located at the southeast corner of the subject property.

Landscaping

The plans depict an existing street landscape area along Owens Avenue measuring 6.5 feet in width, located behind an existing 5 foot wide attached sidewalk. No landscape improvements are proposed for this area. A landscape area measuring between 2.5 feet to 3.5 feet in width is proposed along the east property line, immediately adjacent to a proposed 4 foot wide pedestrian walkway. The landscape area consists of diamond shaped landscape planters with 24 inch box trees. This landscape area requires a design review for the diamond shaped planters in addition to a request to permit alternative landscaping adjacent to a residential use.

A waiver of development standards to permit alternative parking space dimensions (9 feet wide by 18 feet long) adjacent to the diamond shaped landscape planters is also part of this request. A 6 foot high screen wall will be added to portions of the east property line where there is no existing wall. An existing landscape area along the west property line, measuring 7 feet in width, will feature new 24 inch box trees with a proposed 6 foot high block wall. The northwest property line features an existing landscape area measuring up to 2 feet in width, and features proposed diamond shaped planters that will include 24 inch box trees. The west property line, along Bledsoe Lane, includes an existing street landscape area measuring 10 feet in width with 24 inch box trees, shrubs, and groundcover located behind an existing 5 foot wide attached sidewalk. A decorative 6 foot high wall, with an ornamental steel fence, is located behind the street landscaping. A 6 foot wide landscape area is located at the southwest corner of the site, along Bledsoe Lane, that includes trees, shrubs and groundcover.

A landscape area measuring between 7 feet to 10 feet in width is located along the south property line and will be replanted with 24 inch box trees. The landscape area adjacent to the southeast property line measures 20 feet in width and includes a combination of proposed and existing trees. Interior landscape improvements to the existing parking lot consist of new trees and shrubs. A waiver of development standards is necessary to reduce the required number of landscape island fingers at the southwest corner of the site where a row of 7 parking spaces is proposed.

Elevations

The plans depict an existing building measuring between 12 feet to 35 feet in height with varying rooflines. A portion of the building consists of a pitched roof with a Spanish tile roof system. The exterior of the building consists of CMU block with portions of the building featuring painted stucco. The modular classroom buildings measuring up to 14.5 feet in height consist of painted fiber cement paneling with asphalt shingle roof materials. Use permits are required for

the modular buildings as the accessory structures are not architecturally compatible with the principal building, and to waive the applicable design standards.

Floor Plans

The plans depict a total of 20 classrooms, restroom facilities, conference rooms, kitchen areas, support offices, storage, and electrical and fire rise rooms within the existing building measuring 25,186 square feet in area. Each modular classroom building measures 1,420 square feet in area and includes 2 classrooms. Five modular classroom buildings are proposed for phase 2 of the development with a total of 10 classrooms.

Signage

The north building elevation facing towards Owens Avenue depicts a single, backlit wall mounted sign measuring 76 square feet in area. This is the only sign proposed for the school.

Applicant's Justification

Based upon discussions with similar charter schools within the area it has been determined that a large portion of the student body will not drive to school but rather be dropped off or walk to school. Based upon this data the applicant indicates the provided parking will be sufficient. If parking does become an issue for the school, a system of parking permits will be utilized to ensure that parking demand does not exceed capacity. It should be noted that the school will meet the Code required parking standard for the first 2 years. The site as currently developed does not conform to this requirement. The site currently has landscape diamonds within the northern parking area which will be retained and planted per the submitted landscape plan. In addition to the diamonds, 6 areas have been reconfigured to provide an additional 2,075 square feet of parking lot landscaping. The first landscape area is along the project's eastern boundary, north half, adjacent to APN 140-28-111-033 which currently has a 5 foot wide landscape buffer. With the redesign of the site this buffer will be eliminated and a 6 foot high decorative screen wall will be constructed with an adjacent 4 foot wide sidewalk. This sidewalk will connect the school's main entrance to Owens Avenue, providing a direct ADA compliant pedestrian access that will not conflict with parking lot vehicle circulation.

Along the southeast and south perimeter there is an existing masonry block wall that will remain and a new decorative wall will not be constructed. By leaving the existing wall which is constructed entirely on the subject property on the southern boundary, encroaching as much as 6 feet, a resulting landscape buffer between the edge of the new pavement and the wall varying from 4.5 feet to 8.5 feet will result. The wall sign will be located on the buildings north face and will be visible from Owens Avenue, the location of the schools primary entrance. The sign has been located to not be directly behind the existing residential uses to the north.

The existing commercial driveway on Owens Avenue and parking lot configuration will provide a 14 foot throat depth. Since the majority of traffic will be encountered during drop-off and pick-up an increased throat depth would not alleviate the possibility of queueing to back into Owens Avenue. To alleviate this, the school will have a designated drop-off and pick-up plan that will provide 2 lanes, which will provide 1,160 feet of queue lane. The existing driveway has a 15 foot radius at both returns so a waiver will be required to allow the existing 15 foot radius on the ingress side to remain. A waiver is requested for the gated secondary access to the parking lot in

front the school building. This driveway will have a gate located 10 feet back from the back of sidewalk. The gate will remain secured and this driveway will be for emergency access only. A waiver is requested for the commercial driveway to the small 7 lot parking area located south of the school building. At this location a throat depth of 6 feet will be provided. Since this parking lot will be utilized by staff only, and has direct access to a local street, concerns over stacking within the public right of way are not warranted.

With the modification to the site, the northern driveway onto Bledsoe Lane, which is currently a “pan” style driveway, will be removed and a Commercial and Industrial Driveway (Option A) will be constructed per Uniform Standard Drawing 224. This will be a gated emergency secondary access use only entrance. Since Bledsoe Lane is currently developed to a rural standard, and the fact that the entrance will be secondary emergency only, the need for a standard Commercial Driveway is not warranted. Similarly, the southern entrance off of Bledsoe Lane has an existing “pan” style driveway. This driveway will be re-constructed as a depressed alley driveway. This entrance will be used for staff to access the 7 parking stalls located along Bledsoe Lane and will be utilized for deliveries only, lunch/food deliveries and supplies, not student drop-off or pick-up.

The applicant states the request to permit alternative parking space dimensions adjacent to the diamond-shaped landscape planters will match the existing spaces within the interior of the parking lot and will not create an adverse condition within the site. The applicant indicates the reduced width of the pedestrian walkway should not create an adverse condition. Furthermore, the design review for the diamond-shaped landscape planters is consistent with the landscaping within the interior of the parking lot and will provide additional buffering to the surrounding residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0226-11	Daycare in conjunction with an existing place of worship	Approved by PC	July 2011
UC-1099-05	Communication facility with a monopole tower	Approved by PC	August 2005
UC-1137-01	Expansion of an existing place of worship with waivers to allow alternative landscaping and reduced parking - expired	Approved by PC	October 2001
UC-1697-96	Office, classroom, and multi-purpose room addition to the existing place of worship	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	R-E & R-3	Single family residential, place of worship, and 2 family dwelling

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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.

Use Permit #1

Staff's primary concerns with schools and daycare facilities are to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. Although there is a request to reduce on-site parking for the proposed school, staff does not anticipate any adverse impacts from the proposed school and finds that the use is compatible with existing development in the surrounding area.

Use Permits #2 and #3

Staff has no objection to the requests to waive architectural compatibility and the applicable design standards for the modular classroom buildings. The modular classroom buildings are located in the rear (south) of the project site behind the existing building and will have minimal visibility from Bledsoe Lane and the residences to the south. Modular classrooms with similar building materials are currently utilized by multiple public and private schools within unincorporated Clark County. Staff finds the modular buildings should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval of the requests.

Waivers 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.

Waiver of Development Standards #1

The reduction to the height setback ratio is significant for the proposed modular classroom buildings located along the south property line, adjacent to the existing single family residences. However, staff finds the following: 1) The maximum height of the modular building is 14.5 feet, where Code permits a maximum accessory structure height up to 25 feet; 2) The modular buildings are set back a minimum of 15 feet from the south property line, where Code permits an accessory structure setback of 5 feet from the rear property line; and 3) additional landscaping, which includes 24 inch box trees, will be planted within the landscape area along the south property line. The increased setback and height of the modular buildings, in conjunction with the proposed landscaping, should help mitigate any impact the reduced height setback ratio will have on the adjacent properties; therefore, staff recommends approval.

Waiver of Development Standards #2

The applicant indicates the majority of the student population will not drive to school but will be dropped-off or walk to school, based on conversations with other charter schools in the area. Furthermore, the applicant indicates that if the reduced parking becomes an issue for the school, a parking permit program will be implemented to ensure parking demand does not exceed on-site capacity. Staff typically does not support requests significantly reducing parking for schools; however, staff finds the applicant has provided adequate justification for the request and potential mitigation in the form of parking permits in the event on-site parking becomes an issue; therefore, staff recommends approval.

Waiver of Development Standards #5

The reduced setback to the access gate located along the west property line of the project site is significant; however, staff does not anticipate any negative queuing impacts as the gate will be utilized for emergency access only. The reduced setback to the access gate servicing the modular classroom buildings is negligible and should not impact on-site vehicular circulation; therefore, staff recommends approval.

Waiver of Development Standards #6

Staff typically does not support alternative parking space dimensions adjacent to the diamond shaped landscape planters; however, the diamond planters utilized on the site and landscape plan measure between 4 feet to 5 feet in width, where a typical diamond planter measures 7 feet in width. Staff finds the standard parking space dimension (9 feet wide by 18 feet long) adjacent to the diamond shaped landscape planters should not have a negative impact on vehicles; therefore, recommends approval.

Waiver of Development Standards #7

Staff finds the reduced width of the proposed pedestrian walkway is minimal and should not present a safety concern to pedestrians walking through the project site; therefore, staff recommends approval.

Design Review #1

Varying rooflines, contrasting colors, and building materials were utilized to break-up the mass on portions of the existing building. The proposed on-site improvements to the site, including landscaping and the addition of the modular classroom buildings, should not impact the

surrounding properties and land uses. However, staff is primarily concerned with the on-site circulation and queuing of vehicles within the site, specifically with the only point of ingress and egress being a single driveway along Owens Avenue. Staff is also concerned with the potential of only 1 exit lane to Owens Avenue, where vehicles executing a left turn onto the street will potentially create an on-site back-up/queue of vehicles attempting to make a right-turn onto Owens Avenue. Staff recommends approval with a condition to post a right-turn only sign onto Owens Avenue during the hours of student drop-off and pick-up.

Design Review #2 and Waiver of Development Standards #3

Staff does not object to the proposed diamond shaped landscape planters that will be utilized along the east and northwest property lines of the site. The diamond planters will enable 24 inch box trees to be planted adjacent to the existing single family residences, and will also provide shade within the interior of the parking lot. Staff does not object to the alternative landscaping provided along the property lines adjacent to less intensive uses (single family residences). The alternative landscaping is provided in the form of diamond landscape planters, in lieu of the typical 5.5 foot wide landscape area. The landscape planters are typically spaced 20 feet to 30 feet apart to accommodate 24-inch box large trees. Staff finds the proposed landscaping will help mitigate any potential impact the school may have on the surrounding properties; therefore, recommends approval.

Design Review #3 and Waiver of Development Standards #4

Staff finds the area and height of the proposed wall sign is minimal and should not have any impact on the surrounding land uses and properties. The proposed wall sign is located on the north building elevation and oriented to the main entrance to the school along Owens Avenue. Staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #8a & #8b

Staff has no objection to the reduction of throat depth for all of the driveways. The applicant provided additional landscape buffers adjacent to the driveways. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #8c

Staff can support the waiver allowing the existing ingress radius for the Owens Avenue driveway to remain as the reduction is negligible.

Waiver of Development Standards #8d

Staff has no objection to allow non-standard driveways on Bledsoe Lane. The northern driveway will be reconstructed as a new ADA compliant pan driveway that will be gated for emergency access only. The southern driveway will be constructed as a depressed alley driveway, which will see minimal traffic as it only serves 7 parking stalls and deliveries.

Design Review #4

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Post “right-turn only onto Owens Avenue during student drop-off and pick-up” sign;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- All driveways to be ADA compliant.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: RED HOOK CAPITAL

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