

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0744-QC STANDBY 24, LLC:

USE PERMIT for a school.

DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-101-002; 162-14-101-003; 162-14-213-001 through 162-14-213-003; 162-14-314-001 through 162-14-314-003

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3634 S. Maryland Parkway
- Site Acreage: 2.0 (project site)/76.04 (overall)
- Project Type: School
- Number of Stories: 3 (garage and mall building)
- Building Height (feet): 40 (garage)/80 (mall building)
- Square Feet: 49,912 (school area only - third floor of mall building)/120,498 (mall building)
- Parking Required/Provided: 2,878/4,767 (overall)

History

This portion of the Boulevard Mall was originally constructed in 1966 and features retail space consisting of a department store with multiple levels, and multiple parking garages throughout the site. The project site is located within the Maryland Parkway Overlay (MPO) District and the site has existing buildings and parking garage and associated pedestrian access.

Site Plan

An overall site plan has been submitted which includes 8 parcels associated with the Boulevard Mall extending from Desert Inn Road on the north to Katie Avenue on the south and located along the east side of Maryland Parkway. This area is 76.04 acres and includes 1,077,929 square

feet of existing retail, office, and theater space, with both existing surface parking and parking structures.

Parcel 162-14-213-003 is developed with a commercial building whereas the third floor of this building will be converted into a school. A new pedestrian walkway is proposed to connect the parking garage to the building.

The existing mall building that will house the school is set back approximately 300 feet east of the Maryland Parkway, and 940 feet north of Katie Avenue. This building is also 60 feet east of the existing 3 story parking garage located west of the shopping center building adjacent to Maryland Parkway.

The main ground floor building entrance is located on the west side of the existing mall building. A new access is proposed with a pedestrian bridge connecting the top level of the parking garage with the third floor of the existing commercial building. The main entrance and proposed third level pedestrian access bridge entrance faces west towards Maryland Parkway, with student drop-off and pick-up proposed at the top level of the parking garage. Two additional entrances are located along the south and north sides of the building. The main floor entrances provide internal access to the school. The facility is surrounded by new parking spaces on west and south sides with accessible parking spaces west and south of the main entrance.

Vehicular access will be from multiple existing driveways from Maryland Parkway, and 1 existing driveway from Katie Avenue. There are 4,767 parking spaces throughout the entire shopping mall, 301 parking spaces are required for the 120,498 square feet of office spaces in the remainder of the building. The school will require 4 parking spaces for accessory office uses and 21 additional spaces for the classroom uses, for a total of 25 additional spaces. Four bicycle parking spaces will be provided on the property. The site plan also depicts that third floor of the parking garage will feature the drop-off and pick-up areas on the north half of the garage. The south half of the third floor of the garage will be a play area. Two shade structures will be within the play area, along the west side of the garage, and 3 additional shade structures will be on the east side. Lastly, a 12 foot high wrought iron fence will be installed around the perimeter of the third floor of the parking garage.

Landscaping

No new landscaping is proposed or required with this development.

Elevations

The exterior finishes and architectural design of the existing mall building will remain as is. The plans depict an existing 3 story commercial building, which is primarily 53 feet in height with a parapet height of 80 feet. The main entrance facing west, is shaded with a canopy, and a building overhang. The main entrance features aluminum storefront windows and doors with a pedestrian walkway connection to the parking garage. Exterior building materials consist of a stucco system, and textured concrete walls with earth tone colors and wall reveals.

The west facing elevation of the commercial building will feature a new bridge from the third floor of the commercial building to the third floor of the parking garage. The elevation plans

show that a new 12 foot high wrought iron fence will be installed on the third floor of the garage. The proposed shade structures within the play area have an overall height of 16 feet.

Floor Plans

The plans indicate a 49,912 square foot school with 21 classrooms, science room, kitchen, multi-purpose room, offices, lobby, reception area, and storage areas on the third floor of the existing mall building. The remaining 120,498 square feet of floor area has existing office space used by others. The third floor school is accessed by 5 existing interior staircases located at the north, south, and west sides of the school space. An elevator is located on the west side of the school space with access from the main ground floor entrance on the west side of the building. A proposed pedestrian sky bridge walkway is depicted on the plan connecting the school with the third level of the parking garage. The pedestrian bridge will be approximately 15 feet wide by 60 feet in length. A large centrally located interior stairway was previously used by the department store to access each level and will be walled off with no access to or from the school area. The parking garage plan depicts the third level being converted into a fenced play area with shade structures and student pickup and drop off area immediately adjacent to the new pedestrian sky bridge. An existing second level pedestrian skybridge is not a part of this plan and will not be used by students.

Applicant’s Justification

Mall ownership is making significant investments in the property to make this type of use possible. The applicant has had tremendous success with the addition of non-conventional shopping center uses, such as the addition of the UEI College (a vocational school). Non-conventional uses support the remaining retail uses on site. The changes to the upper level of the parking garage will be minor and not alter the view from public streets in any significant way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0289	Congregate care	Approved by BCC	August 2024
WS-23-0226	Modified driveway standards in conjunction with new commercial development	Approved by BCC	June 2023
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0679-14 (AR-0102-15)	Application review for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO & AE-60)	Parking lot & undeveloped
South	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG (MPO & AE-60) & RM32	Shopping center & condominium complex
East	Neighborhood Commercial; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Public Use	CP, RS5.2 (HDO), & PF	Single-family residential, school, & offices
West	Corridor Mixed-Use	CG & CR (MPO & AE-60)	Commercial development

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 proposed school will meet the Master Plan Policy 5.1.5 for reinvestment in declining or vacant commercial property through adaptive reuse and the introduction of a broader mix of uses. The reuse of this property as a school site will meet the intent of Master Plan Policy 5.4.1 in support of education facilities in Clark County. The mall property is currently underutilized for existing parking, which was magnified by the new Title 30 changes in 2024. The site has existing driveways and access from public streets without significant impacts related to the proposed school use when compared to historic commercial retail mall related traffic. This

location is adequately served by public streets, mass transit bus options, and will not create an undue burden on the surrounding area. Therefore, staff can support the use permit.

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 proposed school will be operating within an existing building and using an existing space on an existing parking garage roof. The new third floor sky bridge construction will match the existing design and architecture of the existing buildings and design of the existing 2nd floor pedestrian sky bridge. The addition of a second sky bridge connecting the commercial building with the parking garage will create a safe crossing space for students to access the new play area and pick-up and drop-off vehicle access in a controlled area with safety precautions in place. The school will ensure that parents use the parking garage for pick-up and drop-off of students, avoiding conflicts between pedestrians and vehicle traffic at ground level driveways and crossings. Therefore, staff can support the 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

- 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

- No comment.

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:

APPROVALS:

PROTESTS:

APPLICANT: QC STANDBY 24, LLC

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