

02/02/21 PC AGENDA SHEET

SCHOOL
(TITLE 30)

MARYLAND PKWY/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0449-ELVI ASSOCIATES, LLC:

HOLDOVER USE PERMIT for a school in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway, approximately 335 feet north of Rochelle Avenue within Paradise. TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-23-101-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4220 S. Maryland Parkway
- Site Acreage: 3.3
- Project Type: School
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 23,750
- Parking Required/Provided: 358/423 (entire office complex including school)

Request & History

This request is to operate a charter school for up to 400 middle school students (sixth through eighth grade) in an existing office building. No changes are proposed to the site, landscaping, or exterior of the building. A previous application for up to 770 students (kindergarten through sixth grade) in this same office building was withdrawn without prejudice in February 2020 at the Board of County Commissioners meeting by the applicant. The previous applicant requested a withdrawal since the charter school did not yet have approval from the State Board of Education.

Site Plans

The plans depict an existing office building complex consisting of 5 buildings. The subject building is located near the center of the complex, set back approximately 180 feet from the north property line, 190 feet from the east property line along Escondido Street, 335 feet from the south property line along Rochelle Avenue, and 185 feet from the west property line along Maryland Parkway. Access to the complex is provided by 2 ingress/egress points from Escondido Street, 1 ingress/egress point from Rochelle Avenue, and 2 ingress/egress points from Maryland Parkway. Parking is located throughout the complex.

To access the school, a circulation plan shows that vehicles will enter and exit from the northernmost driveway on Maryland Parkway on the west side of the site and from the northernmost driveway on Escondido Street on the east side of the site. Vehicles will then circulate one-way through the parking lot to a drop-off/pick-up location on the northside of the subject office building.

Landscaping

Landscaping is located around the perimeter of the complex, within the parking lot, and around the base of the office buildings.

Elevations

The 2 story, 25 foot high office building includes neutral painted split face block walls with a mansard style concrete tile roof. Architectural features include arched windows, wooden outlooks, and recessed doorways.

Floor Plans

The plans depict a 23,750 square foot office building that will be converted into 20 classrooms, 2 student lounges, and offices.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, initial enrollment for the charter school will be 200 students with an expectation to grow to 400 students. Operating hours are 8:00 a.m. to 3:30 p.m. on weekdays. The school is moving from the current location at the Boys and Girls Club on the UNLV campus. After the move, the school will continue to share indoor and outdoor recreation facilities for sports and activities with the Boys and Girls Club on the UNLV campus. In conclusion, the applicant states that a school is an appropriate use for this vacant office building. Adequate parking exists on-site, and the use is in harmony with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0974	Charter school for kindergarten through sixth grade in the same office building as this application	Withdrawn without prejudice by BCC	February 2020
WS-0618-16	Reduced parking and design review for office complex	Approved by PC	November 2016
WS-1423-07	Reduced parking and alternative landscaping; design review for a proposed office building overall complex parking - expired	Approved by PC	January 2008
ZC-1899-04	Zone change from R-1 to C-P zoning for parcel to the south; design review for proposed office building and review parking for entire complex (including this site)	Approved by BCC	December 2004
UC-2167-98	School - expired	Approved by PC	February 1999
UC-0587-96	School - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
East	Commercial General	C-1	Portions of the subject office complex
South	Commercial General	C-P & C-1	Portions of the subject office complex
West	Commercial General	P-F	Student housing for UNLV

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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 Comprehensive 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.

The previous application for a charter school at this location anticipated up to 770 students for kindergarten through sixth grade. Although that application was withdrawn without prejudice, staff recommended denial due to concerns about traffic circulation, lack of a designated drop-off/pick-up location, and lack of outdoor amenities for students. This application anticipates up to 400 students for sixth through eighth grades at maximum capacity. Even though the

anticipated capacity of this charter school is less than the previous application, the concentration of vehicles during drop-off/pick-up may still overwhelm the vehicle capacity at this office complex. While the applicant submitted plans showing one-way circulation on the north side of the office building to address drop-off/pick-up, this could create vehicle stacking issues onto Maryland Parkway on the west side of the site and onto Escondido Street on the east side of the site. Staff believes additional stacking lanes are necessary to accommodate drop-off/pick-up for 400 students. Lastly, although outdoor recreation will be available for students through a partnership with the Boys and Girls Club facilities on the UNLV campus, no outdoor recreation areas are available immediately adjacent to the proposed building. As a result of lack of vehicular capacity and lack of outdoor recreation areas on the site, staff cannot support the request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

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 #0435-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 5, 2021 – HELD – To 01/19/21 – per the applicant.

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 02/02/21 – per the applicant.

APPLICANT: MICHAEL LIVINGSTON

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