

07/20/21 PC AGENDA SHEET

SCHOOL
(TITLE 30)

DESERT INN RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0270-NERVOSA LLC:

USE PERMIT for a school (elementary) located within a portion of a previously approved office building on 0.5 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District.

Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-11-805-025

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6470 Desert Inn Road
- Site Acreage: 0.5
- Project Type: School
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 1,117 (school)/3,044 (contractor's office)/4,161 (overall building)
- Parking Required/Provided: 16/21

History and Request

The project site was reclassified from an R-E to CRT zoning district via ZC-19-0742 by the Board of County Commissioners (BCC) in November 2019. The site contains an existing single family residence that is currently being converted to a contractor's office, with an overall building area measuring 4,161 square feet. The applicant is requesting to occupy 1,117 square feet of the building for a proposed school, consisting of 2 classrooms, breakroom, restroom facilities, and a linen closet. The 2 classrooms will support the existing elementary school located immediately to the east of the site at 6440 Desert Inn Road.

Site Plans

The previously approved plans depict an existing single family residence being converted into an office building. The building is centrally located on the northern portion of the site. The site has access to Desert Inn Road via 2 existing driveways where the eastern driveway is for ingress only and the western driveway is for egress only. Each driveway will have a throat depth of 18 feet. Parking spaces are located to the south of the building. The rear yard is being converted into a landscape area. The office building and school require a total of 16 parking spaces where 21 spaces are provided. The applicant indicates a pedestrian gate will be constructed in the cinderblock wall dividing the subject property and the school immediately to the east. The gate will be placed at a position that ensures the safety of the students, with paved pathways and landscaping behind the office building, and leading directly onto the play yard of the existing school.

Landscaping

The previously approved plans depict a 20 foot wide intense landscape buffer located along the north property line. An existing 4 foot high decorative wall, located along the south property line adjacent to an existing attached sidewalk along Desert Inn Road, is being removed and replaced with a 6 foot high decorative fence (2 foot wall/4 foot wrought iron) with no landscaping. Interior parking lot trees are distributed throughout the site.

Elevations

The previously approved plans depict a single story building with a pitched roof with concrete roofing tiles and stucco wall. The garage addition on the west side of the existing building will match the existing building.

Floor Plans

The plans depict a 4,161 square foot building that will be utilized for a contractor's office and school. The contractor's office will occupy a 3,044 square foot portion of the building consisting of a reception area, offices, conference room, design studio, breakroom, and restroom facilities. The school will occupy an area measuring 1,117 square feet consisting of 2 classrooms, a restroom, and a linen closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit to utilize a portion of a previously approved office building as an elementary school for grades 2 and 3. Two classrooms will be located within the office building with a maximum of 10 students per room (total of 20 students). There will be 2 teachers and the occasional presence of an assistant teacher in the rooms. The school operating hours are from 7:30 a.m. to 3:30 p.m., Monday through Friday. All student drop-off and pick-up activity will be conducted at the present school location, 6440 Desert Inn Road. Traffic queuing at drop-off and pick-up is carried out through adequate parking at both 6440 and 6470 Desert Inn Road, staggered drop-off and pick-up times, and the school's policy of providing a low-ratio student population. There will be no on-site vehicular conflicts between office use and the school, as the current school grounds have adequate parking, in addition to a minimum of

allowed parking spaces at 6470 Desert Inn Road. The total trips generated per day at 6470 Desert Inn Road, as a result of school use consisting of 2 classrooms, will be a maximum of 15. The applicant states the school use will not generate more traffic than general office uses.

The movement of the children between the present school grounds and the newly renovated rooms, at drop-off and pick-up times, as well as recess times, will be through a gate constructed in the cinderblock wall dividing the properties. This gate will be placed at a position that ensures the safety of the students, with well-paved pathways and landscaping behind the office building, and leading directly onto the play yard of the existing school, Mojave Springs School. The students will therefore be at all times within gated grounds and far from Desert Inn Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0742	Reclassified the project site from R-E to CRT zoning to convert an existing single family residence into an office building	Approved by BCC	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development
South	Residential Low (up to 3 du/ac)	R-D	Single family residential development
East	Rural Neighborhood Preservation (up to 2 du/ac)	CRT	School
West	Rural Neighborhood Preservation (up to 2 du/ac)	CRT	Office building

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.

Staff finds that a proposed school is appropriate at this location and complies with on-site parking requirements. Staff's primary concern with this type of use is to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. 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. Staff desires to ensure a safe path of travel for students walking from the office building to the school playground to the east;

therefore, recommends a condition for the construction of a pedestrian gate between the project site and the school to the east. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Construct a pedestrian gate along the east/west property line between APNs 163-11-805-025 and 163-11-805-032.
- 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; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOJAVE EDUCATION FOUNDATION, INC.

CONTACT: JAKKE FARLEY, MOUNTAIN WEST COMMERCIAL, 241 W. CHARLESTON BLVD, SUITE 103, LAS VEGAS, NV 89102