



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: SOMERSET ACADEMY OF LAS VEGAS**

**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0551-GPA1</b>	Staff recommends APPROVAL.	
<b>24-0551-ZON1</b>	Staff recommends APPROVAL.	24-0551-GPA1
<b>24-0551-SUP1</b>	Staff recommends APPROVAL, subject to conditions:	24-0551-GPA1 24-0551-ZON1
<b>24-0551-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	24-0551-GPA1 24-0551-ZON1 24-0551-SUP1

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      23

**NOTICES MAILED**                      254

**PROTESTS**                      0

**APPROVALS**                      0

**\*\* CONDITIONS \*\***

---

## **24-0551-SUP1 CONDITIONS**

---

### **Planning**

1. Approval of a General Plan Amendment (24-0551-GPA1) and Rezoning (24-0551-ZON1) and approval of and conformance to the Conditions of Approval for a Site Development Plan Review (24-0551-SDR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-53909) as previously amended shall be required, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### **Public Works**

7. Student capacity shall not exceed what is allowed in the approved Traffic Impact Analysis.
8. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

---

## 24-0551-SDR1 CONDITIONS

---

### Planning

1. Approval of a General Plan Amendment (24-0551-GPA1) and Rezoning (24-0551-ZON1) and approval of and conformance to the Conditions of Approval for a Special Use Permit (24-0551-SUP1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-53910) as previously amended shall be required, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 12/18/24, landscape plan date stamped 12/09/24 and building elevations date stamped 11/20/24, and, except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall show 10 additional 24-inch box street trees within the proposed amenity zone along Balsam Street, and onsite perimeter buffer trees along Balsam Street shall be 36-inch box size.

**Conditions Page Three****January 14, 2025 - Planning Commission Meeting**

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Construct half-street improvements per City Standards matching improvements to the east and south on Red Coach Avenue and Balsam Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
13. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Submit a License Agreement for landscaping and private improvements in the Balsam Street public right-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Building and Safety Division of the Department of Community Development (702-229-4836).

**Conditions Page Four****January 14, 2025 - Planning Commission Meeting**

15. An update to the previously approved Traffic Impact Analysis (TIA54301) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
16. Queues for the overall school shall not extend into the public right-of-way as a result of the operation of the site.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**Fire & Rescue**

18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**\*\* STAFF REPORT \*\*****PROJECT DESCRIPTION**

The applicant is proposing a one-story, 23,109 square-foot addition to an existing 56,811 square-foot primary school at 4491 North Rainbow Boulevard. The addition would be primarily located on undeveloped property at the southeast corner of Red Coach Avenue and Balsam Street and consist of a gymnasium building separate from the existing school building. Development is to be completed in two phases.

**ISSUES**

- A General Plan Amendment (24-0551-GPA1) is requested to amend the land use designation on APNs 138-03-602-018 and 019 from GC (General Commercial) and LI-R (Light Industrial and Research) to PF (Public Facility), which allows for zoning districts that allow public uses such as schools. Staff recommends approval.
- A Rezoning (24-0551-ZON1) is requested on APNs 138-03-602-018 and 019 from C-2 (General Commercial) and C-PB (Planned Business Park) to C-V (Civic), which allows for public uses such as schools. Staff recommends approval.
- The existing approved Special Use Permit (SUP-53909) for the Public or Private School, Primary use is proposed to be amended by increasing the gross floor area by approximately 41 percent and expanding the use to APN 138-03-602-018. Although the request qualifies as a Minor Amendment of the Special Use Permit under Title 19.16.110.M, it will be heard concurrently as a Major Amendment with the General Plan Amendment, Rezoning and Major Amendment of the approved Site Development Plan Review (SDR-53910) for the school development.
- As proposed, perimeter landscaping does not conform to the standards as required by Title 19.10.020. As a result, a Major Review of the site development plans for a C-V zoned site is required. Staff has determined that the development as proposed, including perimeter landscaping, would be compatible with the existing residential uses in the surrounding area.
- If approved, a condition of approval has been added requiring onsite buffer trees to be 36-inch box size and 10 additional 24-inch box trees to be added within the amenity zone in the public right-of-way along Balsam Street.
- A mapping action will be required to consolidate the existing legal lots prior to the issuance of building permits for construction of the proposed building.

**Staff Report Page Two**  
**January 14, 2025 - Planning Commission Meeting**

## **ANALYSIS**

### **General Plan Amendment and Rezoning Requests**

The existing school site is currently zoned C-PB (Planned Business Park) with a General Plan land use designation of LI-R (Light Industrial and Research). In 2023 the applicant acquired 1.04 acres of land on Assessor's Parcel Number 138-03-602-018 at the southeast corner of Red Coach Avenue and Balsam Street, which is zoned C-2 (General Commercial) and has a General Plan designation of GC (General Commercial). Area to the north and west of this property is located in unincorporated Clark County and zoned RS20 (Residential Single Family). Land to the east of the school is zoned R-CL and consists of single-family dwellings, and land to the west within city limits is zoned M (Industrial), containing contractor's storage yard uses. An existing church is located to the north of the existing school and is zoned U (Undeveloped) [O (Office) General Plan Designation]. Properties to the south are zoned C-1 (Limited Commercial) and include Mini-Storage Facility and Building Maintenance Service and Sales uses.

Although a Primary School use is permitted with approval of a Special Use Permit within the C-2 and C-PB zoning districts, both subject parcels must have uniform General Plan and zoning designations as a result of the applicant's proposal to place the gymnasium building on both lots. The applicant has therefore requested to amend the General Plan land use designation on both parcels to PF (Public Facility) and rezone both parcels to C-V (Civic). If approved, a mapping action to consolidate the two parcels will be required prior to the issuance of permits for the proposed building.

According to the Las Vegas 2050 Master Plan, the Public Facility designation supports public and semi-public buildings and facilities, civic uses and spaces, infrastructure and utilities. Compatible zoning districts include C-V (Civic), P-C (Planned Community) and PD (Planned Development) as applicable. The C-V (Civic) zoning district permits public and quasi-public uses operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. This zone allows for the development of new churches, schools, libraries, public parks, public flood control facilities, police, fire, and electrical transmission facilities, Las Vegas Valley Water District and other public utilities. Such uses are evaluated on a case-by-case basis to determine compatibility with the surrounding residential land uses. The C-V District also allows for flexibility in development standards to accommodate the needs of the public facilities. The existing use of Assessor's Parcel Number 138-03-602-019 is for a school and the applicant's intent is to expand the campus to meet student needs. Such expansion would not encroach into existing residential neighborhoods. It is thus appropriate to change the zoning to matching C-V designations and to align these parcels to conform to designations that support the C-V zone. For these reasons, staff supports the General Plan Amendment and Rezoning requests.

**Staff Report Page Three****January 14, 2025 - Planning Commission Meeting****Project Characteristics**

The proposed building contains two 35-foot tall gymnasium spaces, a lobby, office space and locker rooms. Development is to be phased, with the main (north) gym, lobby, offices and all site work to be done in the first phase. The second phase would consist of the auxiliary (south) gym and locker rooms on the north side of the building. No new classrooms are proposed, and therefore no additional students are anticipated as a result of the proposal. The intent of the project is to move physical education activities out of the existing multi-purpose room into more suitable facilities.

Access to the site will remain from Rainbow Boulevard. If approved, one of the two existing access points from Balsam Street would be eliminated and an exit-only driveway added onto Red Coach Avenue. This configuration would allow for greater onsite queuing capacity during peak morning drop-off and afternoon pick-up periods and lessen the number of vehicles within public rights-of-way.

The elevations indicate a single-story structure ranging in height from approximately 23 feet to 35 feet. Exterior materials include decorative colored CMU, painted plaster and metal canopies along the east and south sides of the auxiliary gym building. No windows face to the west or north across from residentially zoned properties. The mass of the building is broken up by the changes in roofline and material colors. These elevations are compatible with the adjacent uses.

**C-V Development Standards**

Pursuant to Title 19.10.020, the minimum development standards for property in the C-V District shall be established in connection with the approval of a review of a site development plan pursuant to LVMC 19.16.100, with the addition of specific standards pertaining to parking design, parking spaces and signage to be applied. Property in the C-V District adjacent to undeveloped lots zoned for single-family residential uses or lots developed as single-family residential are also subject to Title 19 residential adjacency, perimeter landscape and screening standards. Where deficient, a determination must be made as to the compatibility of the proposal with the existing development or proposed land uses on adjacent properties within a public hearing.

Pursuant to Title 19.08.040.H, residential adjacency standards are only applicable where adjacent properties with residential uses are zoned R-E, R-D, R-1, R-SL or R-CL. In this case, none of these zoning districts are adjacent to the site. It is noted that residential properties to the west within unincorporated Clark County are approximately 66 feet away from the proposed gym building where 105 feet would be required under residential adjacency requirements given the proposed height. While the closest residential building would be located approximately 120 feet away from the gym building, the applicant is proposing trees in the amenity zone between the street and detached sidewalk along Balsam Street to soften the effect of the building height.



**Staff Report Page Four****January 14, 2025 - Planning Commission Meeting**

Title 19.08.040 screening standards are met. Mechanical equipment is screened by a parapet. No perimeter walls are proposed or required, as the site does not directly abut a residential property. No new trash enclosures are proposed.

Title 19.08.070 perimeter landscape buffer standards are not met by the proposal. Due to the proposed location of the building, a six-foot buffer is proposed along Balsam Street where a minimum 15 feet is required. However, it is also noted that these standards allow a lesser buffer width when less restrictive building setbacks apply, as in this case. A 15-foot wide buffer is provided where the building setback is greater than six feet. Twenty-four inch box Southern Live Oak and Red Push Pistache trees are proposed in the buffer areas and as street trees. Staff recommends replacing the onsite buffer trees with 36-inch box species and to add 10 additional street trees along Balsam Street to increase coverage. Staff notes that a Las Vegas Valley Water District easement is located in a 40-foot wide portion of the proposed buffer area west of the building; for this reason, no trees are proposed in this area, but shrubs are acceptable.

The site currently conforms to onsite parking requirements. The proposed gymnasium addition contains no new classrooms, so no additional parking is required. However, the applicant is proposing to add 14 new parking spaces north of the new building, as well as four loading spaces, which were not previously provided.

According to the Traffic Engineering Section of the Department of Public Works, this project is not expected to add any additional trips per day on Red Coach Avenue and Balsam Street. This analysis is based on the anticipated use of a gymnasium, which is ancillary to the school use. Current average daily traffic produced by the school development is 2,510 vehicles. Red Coach Avenue is at about three percent of capacity and Balsam Street is at about one percent of capacity. Projections were based on a proposed 23,109 square-foot gymnasium building utilized by 1,012 enrolled students.

The Public or Private School, Primary use is defined as “An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.” The proposed use meets the definition in that it is a public charter institution that provides kindergarten through 8th grade education.

The Minimum Special Use Permit Requirements for this use include:

Requirement 1. Adequate pick-up and drop-off areas must be provided on-site.

*The proposed use already meets this requirement. Pick up and drop off areas are provided on the property. Due to the reconfiguration of the site, there would be greater onsite queuing capacity.*

**Staff Report Page Five****January 14, 2025 - Planning Commission Meeting**

The proposed gymnasium addition to the existing school is compatible with the adjacent residential, commercial and church developments. Placement of the building away from the street corner is appropriate in this case, as it creates a more integrated campus with a courtyard between buildings, consisting of outdoor play areas. The addition will not generate additional traffic, and onsite circulation should improve with the proposed configuration. With implementation of the recommended conditions of approval regarding landscaping, the height of the gym building near the west property line can be adequately mitigated. Staff thus recommends approval of the Major Amendment of the previously approved Site Development Plan Review (SDR-53910) with conditions if approved.

**FINDINGS (24-0551-GPA1)**

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The intensity of allowed uses with the proposed PF (Public Facility) General Plan designation varies relative to the proposed use. The intensity of the existing school on the adjacent parcel has been shown to be compatible with the NC (Neighborhood Commercial) - Clark County, O (Office) and LI-R (Light Industrial and Research) land use designations on adjacent properties, and the PF designation generally allows uses of less intensity than the current GC (General Commercial) designation.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The C-V (Civic) zoning designation conforms to the proposed PF (Public Facility) General Plan designation and is compatible with the U (Undeveloped) (containing an existing nonresidential use), RS20 (Residential Single Family), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial) and M (Industrial) districts on adjacent properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Neither Red Coach Avenue nor Balsam Street are classified as master-planned streets, but will be required to be improved as development occurs on the adjacent parcels. All underground utilities will be required as part of these improvements.

**Staff Report Page Six**  
**January 14, 2025 - Planning Commission Meeting**

- 4. The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed General Plan Amendment will conform to the Rancho Area Plan as projected by the Las Vegas 2050 Master Plan. The subject site is located along the Rainbow Corridor, which contains a mix of commercial and residential uses in this area.

**FINDINGS (24-0551-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

If the accompanying request (24-0551-GPA1) is approved to amend the General Plan land use designation from GC (General Commercial) and LI-R (Light Industrial and Research) to PF (Public Facility) on this site, the request to rezone the site to C-V (Civic) will conform to the General Plan.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed C-V (Civic) zoning district permits public and quasi-public uses operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. This zoning district allows for the development of new schools, libraries, public parks, public flood control facilities, police, fire electrical transmission facilities, Water District and other public utilities. Such uses are evaluated on a case-by-case basis to determine compatibility with the surrounding residential land uses and low-density zoning districts. In this case, the applicant intends to expand an existing school to the vacant portion of the subject property. Expansion of this use would not encroach into adjacent residential neighborhoods.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The school site had previously been approved for C-PB (Planned Business Park) zoning to support a warehouse and office complex that was never constructed. The current C-2 (General Commercial) zoning at the corner of Red Coach Avenue and Balsam Street had most recently been approved to support a Wholesale Showroom Facility that also was not constructed. As both parcels are intended to contain the school campus, it is appropriate to rezone both parcels to C-V (Civic), which supports public and semi-public facilities such as schools and allows for flexibility in development standards.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The south side of Red Coach Avenue will be required to be improved to a 30-foot half-street with a standard driveway to the school property matching adjacent improvements to the east. Likewise, the east side of Balsam Street will be required to be improved to a 30-foot half-street. In combination with Rainbow Boulevard, these streets will be adequate in size to meet the requirements of the proposed C-V (Civic) zoning district.

### **FINDINGS (24-0551-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

Amendment of the approved Special Use Permit (SUP-53909) to add to the existing school campus is appropriate for this area and can be conducted in a manner that is harmonious and compatible with the adjacent residential and commercial uses. All activity is expected to take place within an enclosed building.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The combined subject site contains a total of 5.67 acres and can accommodate the proposed expansion of the school use and accompanying amenities.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The south side of Red Coach Avenue will be required to be improved to a 30-foot half-street with a standard driveway to the school property matching adjacent improvements to the east. Likewise, the east side of Balsam Street will be required to be improved to a 30-foot half-street. In combination with Rainbow Boulevard, these streets will be adequate in size to meet the requirements of the expanded Public or Private School, Primary use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Expansion of the Public or Private School, Primary use will be subject to permit review and inspection as well as updates to existing technical studies, thereby maintaining the health, safety and welfare of the public.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Public or Private School, Primary use meets the special use permit requirement for an adequate pick-up and drop-off area.

## **FINDINGS (24-0551-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed gymnasium addition to the existing school is compatible with adjacent residential, commercial and church developments. Additional screening through landscaping is provided along the west property line to mitigate the smaller building setback.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed school addition is consistent with the proposed General Plan Amendment and Rezoning that allows for public uses such as schools. Street trees for screening purposes are provided along Balsam Street where the proposed building approaches the west property line and the perimeter landscape buffer narrows.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site will remain from Balsam Street at the south side of the site and from Rainbow Boulevard. The existing central access from Balsam Street will be closed and a new driveway provided to Red Coach Avenue. This will allow for greater onsite queueing capacity during peak morning drop-off and afternoon pick-up periods and lessen the number of vehicles within public rights-of-way.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are compatible with the adjacent residential neighborhood.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed elevations provide an aesthetically pleasing environment that is harmonious and compatible with the adjacent residential development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Development of the site is subject to permit review and inspection, thereby protecting the public health, safety and general welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/05/05	A one-lot Parcel Map (PM-0023-01) on 3.18 acres at the southwest corner of Red Coach Avenue and Rainbow Boulevard was recorded.
08/20/08	The City Council approved a General Plan Amendment (GPA-28388) to amend the land use designation on this site from O (Office) to LI/R (Light Industrial/Research) on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres on the east side of Balsam Street approximately 300 feet south of Red Coach Avenue. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Rezoning (ZON-28389) from R-E (Residence Estates) and U (Undeveloped) [O (Office) General Plan Designation] to C-PB (Planned Business Park) and M (Industrial) on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres on the east side of Balsam Street approximately 300 feet south of Red Coach Avenue. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Variance (VAR-28392) to allow a 4.62-acre C-PB District where 20 acres is the minimum site area allowed, and to allow a 10-foot side yard setback where 50 feet is required adjacent to a residential district on the subject property. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-28393) the southernmost 85 feet of Balsam Street, located approximately 300 feet south of Red Coach Avenue. The Planning Commission recommended approval; staff recommended denial. The approval expired 08/20/09.
	The City Council approved a Site Development Plan Review (SDR-28390) for a proposed 51,250 square-foot warehouse center with 18,100 square feet of office space, with waivers of perimeter landscape standards on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres on the east side of Balsam Street, approximately 300 feet south of Red Coach Avenue. The approval expired 11/20/10.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
06/10/14	The Planning Commission approved a request for a Special Use Permit (SUP-53909) for a Private School, Primary use located on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-53910) for a proposed two-story, 54,000 square-foot Private School, Primary located on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road. Staff recommended approval.
10/30/14	A one-lot Parcel Map (PMP-55550) on 4.63 acres on the west side of Rainbow Boulevard, approximately 310 feet south of Red Coach Avenue, was recorded.
05/30/18	Department of Planning staff administratively approved a request for a Minor Amendment (SUP-73179) of an approved Special Use Permit (SUP-53909) for the proposed expansion of an existing Primary School, Primary use at 4491 North Rainbow Boulevard.
	Department of Planning staff administratively approved a request for a Minor Amendment (SDR-73178) of an approved Site Development Plan Review (SUP-53910) for a proposed 1,607 square-foot increase to an existing two-story, 55,241 square-foot primary school at 4491 North Rainbow Boulevard.
09/04/19	The City Council approved a request for a General Plan Amendment (GPA-75993) from O (Office) to SC (Service Commercial) on 1.04 acres at 6885 West Red Coach Avenue [southeast corner of Red Coach Avenue and Balsam Street]. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-75986) from O (Office) to C-1 (Limited Commercial) on 1.04 acres at 6885 West Red Coach Avenue [southeast corner of Red Coach Avenue and Balsam Street]. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (VAR-75987) to allow 11 parking spaces where 12 spaces are required on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission recommended approval; staff recommended denial.



<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
09/04/19	The City Council approved a request for a Variance (VAR-75988) to allow a 70-foot building setback to the west and an 85-foot building setback to the north where residential adjacency standards require a 117-foot setback on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-75989) for a proposed Mini-Storage Facility use at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-75990) for a proposed three-story, 56,400 square-foot, 324-unit mini-storage facility with a Waiver to allow a zero-foot landscape buffer where eight feet is required along portions of the east and south property lines on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission recommended approval; staff recommended denial. The approval expired 09/04/21.
02/11/20	Code Enforcement opened a Case (CE20-00708) regarding the security gates at the school at 4491 North Rainbow Boulevard swinging out into Rainbow Boulevard and hitting a vehicle. The case has been resolved 08/26/21.
11/17/21	The City Council approved a request for a General Plan Amendment (21-0512-GPA1) from SC (Service Commercial) to GC (General Commercial) on 1.04 acres at 6885 West Red Coach Avenue [southeast corner of Red Coach Avenue and Balsam Street]. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a General Plan Amendment (21-0512-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.04 acres at 6885 West Red Coach Avenue [southeast corner of Red Coach Avenue and Balsam Street]. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (21-0512-SDR1) for a proposed Wholesale Showroom Facility with Waivers of Title 19 building design, building orientation and perimeter landscape buffer requirements on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission recommended approval; staff recommended denial. The approval expired 11/17/23.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/20/24	The City Council adopted Ordinance #6863, which repealed and replaced LVMC 19.10.020 pertaining to procedures and development standards for the C-V (Civic) District, and to provide for other related matters.
11/24/24	Code Enforcement opened a Case (CE24-08932) regarding the dumping of mattresses and debris on a lot at the southeast corner of Red Coach Avenue and Balsam Street. The case has not been resolved.

<b><i>Most Recent Change of Ownership</i></b>	
04/25/19	A deed was recorded for a change in ownership on APN 138-03-602-019.
09/14/23	A deed was recorded for a change in ownership on APN 138-03-602-018.

<b><i>Related Building Permits/Business Licenses</i></b>	
12/30/14	Department of Public Works staff approved a Technical Drainage Study (DS04682) for Somerset Academy at Rainbow.
02/05/15	A building permit (C-269382) was issued for a 55,241 square-foot educational building at 4491 North Rainbow Boulevard. The permit was finalized on 08/05/15.
06/25/18	A building permit (C18-01889) was issued for a one-story, 1,600 square-foot addition to an existing school building at 4491 North Rainbow Boulevard. The permit was finalized on 11/29/18.
10/23/18	Department of Public Works staff approved and finalized a Traffic Impact Analysis Study (TIA54301) for Somerset Academy at the northwest corner of Rainbow Boulevard and Wheelbarrow Peak Drive.
08/27/19	A building permit (C19-03399) was issued for a tenant improvement for a 114 square-foot nurse's room interior door addition at 4491 North Rainbow Boulevard. The permit has not been finalized.

<b><i>Pre-Application Meeting</i></b>	
10/14/24	A pre-application meeting was held by the applicant to discuss submittal requirements for various applications related to the expansion of an existing school.

<b>Neighborhood Meeting</b>	
12/18/24	<p>A neighborhood meeting was held at 5:30 p.m. in the multipurpose room of Somerset Academy Lone Mountain Campus, 4491 North Rainbow Boulevard, Las Vegas, Nevada 89108. There were four members of the public, five members of the applicant's team and one Community Development staff member in attendance.</p> <p>The applicant's representative presented the gymnasium expansion project and explained that there is a concurrent request to change the General Plan land use and zoning designations so that they would be uniform across both parcels, which will be consolidated. No new classrooms are proposed, and therefore no additional students and no additional traffic are anticipated. The onsite circulation plan will be updated to increase the number of vehicles that can queue onsite, and traffic will be able to exit onto Red Coach Avenue. Expected completion date is a minimum of two to three years.</p> <p>Neighborhood residents were not opposed to the gymnasium expansion or proposed land use change, but concerns remain about neighborhood traffic during the afternoon pick-up time (approximately 2:00 - 3:00 p.m.). Residents have been unable to exit or enter their own properties due to queuing backups.</p>

<b>Field Check</b>	
12/05/24	<p>The northwest portion of the site is undeveloped with some minor weeds and a mattress noted on the interior. There are water utility appurtenances present on the site, as well as a fire hydrant. There are no offsite improvements and no streetlights adjacent to the site. The remainder of the site is fully developed with a school with no issues noted. A bus shelter is located adjacent to the site along Rainbow Boulevard.</p>

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	5.67

## Staff Report Page Fifteen

January 14, 2025 - Planning Commission Meeting

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	School, Primary [approved as Public or Private School, Primary]	LI-R (Light Industrial and Research)	C-PB (Planned Business Park)
	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Church/House of Worship	O (Office)	U (Undeveloped)
	Residential, Single Family Detached	NC (Neighborhood Commercial) - Clark County	RS20 (Residential Single Family) - Clark County
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Building Maintenance Service and Sales		
East	Church/House of Worship	O (Office)	U (Undeveloped)
	Residential, Single Family Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Residential, Single Family Detached	NC (Neighborhood Commercial) - Clark County	RS20 (Residential Single Family) - Clark County
	Contractor's Plant, Shop & Storage Yard	LI-R (Light Industrial and Research)	M (Industrial)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Rancho	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (175 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

Pursuant to Title 19.10.020, the minimum development standards for property in the C-V District shall be established in connection with the approval of a review of a site development plan pursuant to LVMC 19.16.100, with the addition of specific standards pertaining to parking design, parking spaces and signage to be applied. Property in the C-V District adjacent to undeveloped lots within city limits zoned for single-family residential uses or lots developed as single-family residential are subject to residential adjacency, perimeter landscape and screening standards. The standards shall be designed to ensure compatibility of the development with existing and planned development and uses in the adjacent surrounding area. Where a particular development deviates from these specific standards, a major review of the site development plan is required pursuant to the provisions of Title 19.16.100.

***Pursuant to Title 19.10 and the proposed development plans, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A	439,956 SF	N/A
Min. Lot Width	N/A	601 Feet	N/A
Min. Setbacks*			
• Front (Rainbow Blvd)	N/A	287 Feet	N/A
• Front (Balsam St)	N/A	6 Feet	N/A
• Corner Side (Red Coach Ave)	N/A	133 Feet	N/A
• Side	N/A	42 Feet	N/A
Max. Lot Coverage	N/A	17 %	N/A
Max. Building Height	N/A	1 story/35 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

\*Building setbacks are taken from the assumed property line after all required right-of-way dedications have been recorded.

Staff Report Page Seventeen  
January 14, 2025 - Planning Commission Meeting

***Pursuant to Title 19.10, the following standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	5 Trees	Y
• North (interior)	1 Tree / 20 Linear Feet	21 Trees	18 Trees (ex)	Y*
• South	1 Tree / 30 Linear Feet	18 Trees	23 Trees (ex)	Y
• East	1 Tree / 20 Linear Feet	13 Trees	11 Trees (ex)	Y*
• West	1 Tree / 20 Linear Feet	27 Trees	29 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>83 Trees</b>	<b>86 Trees</b>	<b>Y</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	7 Trees	Y
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• North (interior)	8 Feet		8 Feet (ex)	Y
• South	8 Feet		8 Feet (ex)	Y
• East	15 Feet		15 Feet (ex)	Y
• West	15 Feet		6 Feet	Y*

\*Pursuant to Title 19.10.020.E, the landscaping, buffer areas and screening provided are determined to be appropriate for this site and compatible with adjacent development.

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Red Coach Ave	Minor Collector	Title 13	24	Y
Balsam St	Minor Collector	Title 13	32	Y
Rainbow Blvd	Major Collector	Master Plan of Streets and Highways Map	90	Y

***Pursuant to Title 19.08 and 19.12, the following parking standards apply:***

<b><i>Parking Requirement</i></b>							
<b><i>Use</i></b>	<b><i>Gross Floor Area or Number of Units</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>		<b><i>Compliance</i></b>	
		<b><i>Parking Ratio</i></b>	<b><i>Parking</i></b>		<b><i>Parking</i></b>		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	45 classrooms	3 spaces per classroom	135				
<b>TOTAL SPACES REQUIRED</b>			135		152		Y
<b>Regular and Handicap Spaces Required</b>			130	5	146	6	Y
Loading Spaces	78,716 SF	3 spaces + 1 per 100,000 SF over 50,000 SF	4		4		Y