



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: RED HOOK RANCHO, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0371-SUP1	Staff recommends APPROVAL, subject to conditions:	
23-0371-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0371-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 399

PROTESTS 6

APPROVALS 2

**** CONDITIONS ****

23-0371-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Secondary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0371-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-16503) shall be required, if approved.
4. 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.
5. A Waiver from Title 19.08 is hereby approved, to allow a blank and expressionless building façade for six modular buildings where such is not allowed.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. There shall be an administrative review by the Department of Public Works 60 days after opening to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior this date, the City Traffic Engineer may require a review sooner than this 60-day period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

Conditions Page Two**December 12, 2023 - Planning Commission Meeting**

10. The total number of Secondary students shall be limited based on the Primary Student enrollment. The total number of Primary and Secondary students shall not exceed 975 students.
11. Queues for the overall school shall not extend into the public right-of-way as a result of the pick-up and drop off operations on this site
12. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the total Student enrollment exceeding 500 students. 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. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.
13. The school shall go to two bell times as approved through the required update to the approved Traffic Impact Analysis after total student enrollment between this Special Use Permit and the Primary Student enrollment exceeds 500 students.

23-0371-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0371-SUP1) shall be required, if approved.
2. 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.
3. This approval shall be void two years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/19/23, except as amended by conditions herein.

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5. A Waiver from Title 19.08 is hereby approved, to allow a blank and expressionless building façade for six modular buildings where such is not allowed.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. 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.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA Project (MWA863) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Queues for the overall school shall not extend into the public right-of-way as a result of the pick-up and drop off operations on this site.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a two-story, 16,690 square-foot high school building, six modular buildings totaling 7,680 square feet, and add outdoor recreation areas to an existing 20,681 square-foot Public Primary School development on 6.42 acres at 4624-4660 North Rancho Drive.

ISSUES

- A Major Amendment of an approved Site Development Plan Review (SDR-16503) is requested pursuant to LVMC Title 19.16.100 for the addition of a proposed two-story high school building, six modular buildings, and outdoor recreation areas to an existing Public School, Primary use development. Staff supports this request.
- A Public or Private School, Secondary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff recommends approval of the request.
- There is an existing Special Use Permit (SUP-58561) for a Public School, Primary use located on the subject site.
- A Waiver of LVMC Title 19.08 is requested, to allow a blank and expressionless building façade for six modular buildings. Staff recommends approval of the Waiver request.
- The Department of Public Works has added a Condition of Approval to limit the total number of Secondary students based on the Primary Student enrollment. The total number of Primary and Secondary students shall not exceed 975 students. If the school exceeds 975, a Review of Condition will be required.

ANALYSIS

This project is located at 4624-4660 North Rancho Drive, in the Master Plan 2050 Area of Rancho with a General Plan Designation of TOC-2 (Transit Oriented Corridor - Low). The subject site has a zoning designation of C-1 (Limited Commercial), and is subject to Title 19.08 Commercial Development Standards. A total of 19 new classrooms are proposed. There are 22 existing Public Primary School classrooms. Per the justification letter, date stamped 07/19/23, the proposed A Public or Private School, Secondary use will result in 975 students.

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The 2050 Master Plan Rancho Area has specific goals that include key implementation strategies. These goals include diverse housing options, mixed-use, transit oriented development and place making through arts and culture and additions of schools in this area to alleviate overcrowding elsewhere. The proposed Public or Private School, Secondary use directly meets the 2050 Master Plan Rancho area key implementation strategies. The 2050 Master Plan also has an Education section (pages 3-4 to 3-25) that includes goals to achieve an increased number of schools, graduation rate, proficiency rates on all subjects. The proposed use also directly meets the Education section goals.

Pursuant to Title 19.12, approval of a Special Use Permit is required to allow a Public or Private School use. Title 19.12 describes the use as “An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization.”

Public or Private School, Secondary Use Requirements:

1. Schools shall be located on a collector street or larger.

The proposed use meets this requirement, as the subject site is located on Rancho Drive, a 150-foot Primary Arterial and Torrey Pines Drive, a 77-foot Major Collector Street.

The submitted site plan, date stamped 07/19/23, proposes two restroom modular buildings, four classroom modular buildings, a high school building, three outdoor recreation areas, and one shade structure. All structures comply with Title 19.08.070, as the minimum setback requirements, lot width, and lot coverage are met, and 189 parking spaces are provided where 189 are required.

Per the submitted elevation plan, date stamped 07/19/23, the proposed two-story, 16,690 square-foot high school building will contain stucco material of brown, beige and tan colors and tile for contrasting material. The modular buildings will contain brown, beige and tan colors with no contrasting material.

The applicant is requesting a Waiver of Title 19.08 Commercial Development Standards to allow a blank and expressionless building façade for the six proposed modular buildings. Title 19.08(5)(a) states:

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“The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general, there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade. Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.”

Staff finds the requested Waiver to be appropriate, as it is not uncommon for modular building to be of one color and design with no inclusion of beltlines, pilasters, recesses, or pop outs. Proposed plans show that there will be landscaping placed near the modular buildings to hide them from street view.

Per the submitted justification letter, date stamped 07/19/23, the applicant intends to build and maintain the modular structures on a long-term basis with no termination date and no future plans to construct permanent structures where the modular structures are proposed. Staff discourages applicants from requesting review of long-term temporary structures, as they are not typically aesthetically compatible with adjacent buildings and are difficult to remove once approved; however, it is not uncommon for modular structures to be located in a school. The floor plan indicates that each classroom modular building will have two classrooms. The floor plan also indicates that there is a proposed restroom modular building.

According to projections from the Department of Public Works, Traffic Engineering Division, an additional 1,188 trips per day on Rancho Drive and Torrey Pines Drive are expected to be added with this development. Currently, Rancho Drive is at about 41 percent of capacity and Torrey Pines Drive is at about 10% capacity. With this project, Rancho Drive is expected to be at about 42 percent.

Existing access is provided from both Rancho Drive and Torrey Pines Drive. The interior drive aisles leading to this portion of the site are at least 30 feet wide. Additional landscaping is proposed to be located surrounding the proposed 16,690 square-foot high school building. Per the submitted landscape plan, date stamped 07/19/23, proposed landscaping includes trees and shrubs that are all appropriate for Southern Nevada climate and are located within the Southern Nevada Regional Planting list. Synthetic turf is proposed for the outdoor recreation areas.

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The proposed Public or Private School, Secondary use and development directly meets the 2050 Master Plan and meets Title 19 requirements with the exception of the Waiver requested for building design for the modular buildings, which staff supports. Therefore, staff recommends approval of the Special Use Permit (23-0371-SUP1) and associated Major Amendment Site Development Plan Review (23-0371-SDR1), subject to conditions.

FINDINGS (23-0371-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.**

The proposed Public or Private School, Secondary use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses as the subject site has an existing Public or Private School, Primary use and surrounding uses include residential and commercial.

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

The subject site contains an existing Public or Private School, Primary use that is compatible with the proposed Public or Private School, Secondary use. The site can accommodate sufficient parking to meet the needs of the proposed use.

- 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.**

Rancho Drive, a 150-foot Primary Arterial, and Torrey Pines Drive, a 77-foot Major Collector Street, provides primary access to the property and is sufficient to support all existing uses and the proposed Public or Private School, Secondary use on this site.

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.**

The proposed use will be subject to licensing review and inspection to ensure the public health, safety and welfare of the public is not compromised.

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

The proposed use meets the minimum requirement for a Public or Private School, Secondary use, as the subject site is located on a Primary Arterial street.

FINDINGS (23-0371-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 placement of a high school building in this location is appropriate, as there is an existing elementary school on the subject site, with adjacent commercial and surrounding residential uses.

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

The proposed two-story, 16,690 square-foot high school building is consistent with the General Plan and Title 19. However, a Waiver of Title 19.08 Commercial Development standards for building façade requirements is requested for the proposed six modular buildings, which staff supports.

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

Existing access from Rancho Drive would not be adversely affected by the proposed development. According to projections from the Traffic Engineering Division of Public Works, an additional 1,188 trips per day on Rancho Drive and Torrey Pines Drive are expected to be added with this development. Currently, Rancho Drive is at about 41 percent of capacity and Torrey Pines Drive is at about 10 percent capacity. With this project, Rancho Drive is expected to be at about 42 percent.

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

The proposed building materials are appropriate for this area. The proposed additional landscaping complies with the Southern Nevada Regional Plant List.

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 building elevations are aesthetically harmonious and compatible with existing buildings in this area. A Waiver of Title 19.08 Commercial Development standards for building façade requirements is requested for the proposed six modular buildings. However, the six modular buildings are not unsightly, undesirable, or obnoxious in appearance.

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

Development of this site will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/21/02	Requests for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076- 02) was approved by the City Council. The Planning Commission recommended denial.
02/19/03	Requests for a General Plan Amendment (GPA-16502) to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission and Staff recommended approval.
09/20/06	The City Council approved an Extension of Time (EOT-15595) for Z-0049-02. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/15/06	The City Council approved a Rezoning request (ZON-1650) to allow a reclassification of property from R-E (Residence Estates) under resolution of intent to C-2 (General Commercial) and C-2 (General Commercial) to C-1 (Limited Commercial) on 4.14 acres at 4660 North Rancho Drive. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a General Plan Amendment to amend a portion of the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial) on 4.14 acres at 4600 North Rancho Drive. The Planning Commission and staff recommended approval.
12/20/06	The City Council approved a Site Development Plan Review request (SDR-16503) to allow an 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 6.42 acres at 4624-4660 North Rancho Drive. The Planning Commission and staff recommended approval.
10/21/10	The Planning Commission approved a Major (SDR-39485) to an approved Site Development Plan Review (SDR-16503) to allow for the replacement of Buildings #3, #4, #5 and #6 with one, two-story building and to replace buildings #7 and #8 with one, two-story building, and to add a second driveway access to Torrey Pines Drive on 6.42 acres at 4624-4660 North Rancho Drive. Staff recommended approval.
10/21/10	The Planning Commission approved a Special Use Permit (SUP-39488) to allow a 120-bed Convalescent Care Facility use at 4660 North Rancho Drive. Staff recommended approval.
10/21/10	The Planning Commission approved a Variance (VAR-39487) to allow 252 parking spaces where 259 are required on 6.42 acres at 4660 North Rancho Drive. Staff recommended approval.
05/12/15	The Planning Commission approved a Major Amendment (SDR-58562) to an approved Site Development Plan Review (SDR-16503) for nine proposed detached modular buildings totaling 14,816 square feet on 6.42 acres at 4624-4660 North Rancho Drive. Staff recommended approval.
05/12/15	The Planning Commission approved a Special Use Permit (SUP-58561) to allow for a Public School, Primary use at 4624-4660 North Rancho Drive. Staff recommended approval.
09/26/16	Staff administratively approved a Special Use Permit (SUP-65893) to allow for primary use reduction and an increase of 1,227 square-foot secondary use where Public School, Primary was approved at 4624-4660 North Rancho Drive.
10/10/23	The Planning Commission voted (6-0) to HOLD IN ABEYANCE a Land Use Entitlement project requests on 6.42 acres at 4624-4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

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Most Recent Change of Ownership

06/10/21	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

09/18/07	A building permit (L-23772) was issued for commercial development consisting of 10 pad sites with single-story buildings. The building permit was finalized on 06/29/09.
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Pre-Application Meeting

07/12/23	A pre-application meeting was held with the applicant to review the submittal requirements for a Special Use Permit and Major Amendment of a previously approved Site Development Plan Review (SDR-16503).
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.	
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Field Check

08/03/23	Staff conducted a routine field check of the subject site and found no issues.
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Details of Application Request**Site Area**

Net Acres	6.42
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Public or Private School, Primary	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
North	Undeveloped	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
South	General Retail Store, Other Than Listed	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
	Office, Other than Listed		
East	Residential, Single Family Detached	L (Low - up to 5.49 du/ac)	R-1 (Single Family Residential)
West	Auto Repair Garage, Minor	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
	General Retail Store, Other Than Listed		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Rancho	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (175 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1/2	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 19.08, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	390 Feet	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side (North)	10 Feet	10 Feet	Y
• Side (South)	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	17%	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways Map	150	Y
Torrey Pines Drive	Major Collector	Master Plan of Streets and Highways Map	77	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Secondary (proposed)	11 classrooms	9 spaces/classroom	99				
Public or Private School, Primary	22 classrooms (existing)	3 spaces/classroom	90				
	8 classrooms (proposed)						
TOTAL SPACES REQUIRED					189		189
Regular and Handicap Spaces Required			183	6	178	11	Y

Traffic produced by proposed development:

Proposed 642 student increase to an existing 333 student charter school.

Current Use	Description	#Unit	Rate/#Unit	Total
Average Daily Traffic (ADT)	Charter Elementary School [Students]	333	1.85	616
AM Peak Hour			1.04	346
PM Peak Hour			0.16	53

(Heaviest 60 minutes)

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Second Use	Description	#Unit	Rate/#Unit	Total
Average Daily Traffic (ADT)	Charter Elementary School [Students]	642	1.85	1,188
AM Peak Hour			1.04	668
PM Peak Hour			0.16	103

(Heaviest 60 minutes)

Total Use	Description	#Unit	Rate/#Unit	Total
Average Daily Traffic (ADT)	Total	975	0.00	1,804
AM Peak Hour			0.00	1,014
PM Peak Hour			0.00	156

(Heaviest 60 minutes)

Existing traffic on all nearby streets:**Rancho Drive**

Average Daily Traffic (ADT):	24,263
PM Peak Hour	1,941

(Heaviest 60 minutes)

Torrey Pines Drive

Average Daily Traffic (ADT):	1,563
PM Peak Hour	125

(Heaviest 60 minutes)

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Waivers		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable.	To allow six modular buildings to not incorporate patterns and materials that provide visual interest.	Approval