



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THRIVE POINT HIGH SCHOOL - OWNER:
MEADOWS LAND, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0166-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 77

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0166-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Secondary use.
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. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The total number of students shall not exceed 50 students on-site at any one time.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Secondary School Use at 3802 Meadows Lane.

ISSUES

- The 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 supports the request.
- The Department of Public Works has added a Condition of Approval allowing a maximum of 50 students onsite at a time.
- The Las Vegas Valley Water District (LVVWD) has commented, "Parcels have existing meters without backflow protection, which is required for this use per NAC445A.67195. The current parcel is master metered."

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and developed with an existing shopping center. It is subject to Title 19 development standards. The subject site includes the Meadows Mall where access and parking is shared via the utilization of existing parking lots throughout the development. The applicant requests a Special Use Permit to allow a Public or Private School, Secondary use within a vacant tenant space at 3802 Meadows Lane.

Per Title 19, the Public or Private School, Secondary use is defined as, "An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization." The proposed use meets the definition as indicated in the submitted justification letter. Per the applicant, the school will have one open classroom format with a maximum of 30 students onsite at a time.

Minimum Special Use Permit Requirements:

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

This requirement is met, as the proposed school use will be located on Valley View Boulevard, a Major Collector Street and Meadows Lane, a Collector Street.

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The subject site is located in the City of Las Vegas 2050 Master Plan Charleston Area. The Charleston Boulevard corridor is the City's major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City's earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years.

A key vision of the City of Las Vegas 2050 Master Plan calls for equitable access to quality education. An equitable Las Vegas provides opportunity for all, with access to education, health care, resources and jobs no matter where in the City one lives, all while acknowledging that each neighborhood has its own distinctive character and clean environment. The proposed school will provide city residents another option to obtain a quality education.

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding and future surrounding land uses; therefore, staff recommends approval of this request with conditions. If this request is denied, the proposed use will not be permitted to operate at the subject property.

FINDINGS (24-0166-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 school use can be conducted in a manner that is harmonious and compatible with the existing commercial uses in the surrounding area.

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

The subject site is developed with an existing shopping center, which is physically suitable for the proposed school 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.**

The subject site can be accessed from Valley View Boulevard, a Major Collector Street and Meadows Lane, a Collector Street, which are both adequate in size to accommodate the needs of the proposed use.

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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.**

Approval of this Special Use Permit will not compromise the public health, safety and general welfare of the public, as the use will be subject to regular inspection and business license review.

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

The proposed Public or Private School, Secondary use meets all of the applicable conditions per Title 19.12

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/28/77	The Board of City Commissioners approved a Plot Plan Review (Z-0102-73) for property located at the northeast corner of Valley View Boulevard and Meadows Lane. Planning Commission and staff recommended approval.
07/25/90	The Board of Zoning Adjustment approved Special Use Permit (U-0118-90) to allow classes in psychic arts at the subject site.
11/22/94	The Board of Zoning Adjustment approved Special Use Permit (U-0269-94) for the sale of beer and wine in conjunction with an existing restaurant at the subject site.
04/18/12	The City Council approved General Plan Amendment (GPA-43991) to establish redevelopment area two and change the future land use designation on various parcels within the redevelopment area to commercial or mixed use. The Planning Commission and staff recommended approval.
12/09/14	The Planning Commission denied a Special Use Permit (SUP-55390) for an Off-Premise Sign at 3838 Meadows Lane. Staff recommended denial.
02/05/20	The City Council approved Special Use Permit (SUP-77518) for a proposed 40-foot tall, 14-foot by 48-foot off-premise sign use at 3838 Meadows Lane. The Planning Commission recommended approval. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
03/17/22	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
c. 1980	The existing office and retail complex was constructed at the southwest corner of Valley View Boulevard and Meadows Lane.
08/02/02	A Business License (P55-00442) was issued for a medical office use at 3802 Meadows Lane. The license is listed as inactive as of 12/08/22.
04/20/09	A Building Permit (C-137884) was processed for Tenant Improvements at 3838 Meadows Lane.
08/17/16	A Business License (G64-05230) was issued for a Training Center use at 3832 Meadows Lane. The license is listed as active.
03/07/23	A Building Permit (C22-03473) was issued for a tenant improvement at 3802 Meadows Lane. The permit is listed as active.
03/07/23	A Building Permit (C22-03473) was issued for a tenant improvement at 3802 Meadows Lane. The permit is listed as active.
10/30/23	A Building Permit (C22-03473-R001) was issued for a grease interceptor at 3802 Meadows Lane. The permit was finalized on 11/27/23.

Pre-Application Meeting	
03/19/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
04/04/24	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.94

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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	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
North	Office, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Financial Institution, General		
South	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
East	Government Facility	PF (Public Facility)	C-V (Civic)
West	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
Meadows	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Valley View Boulevard	Major Collector	Master Plan of Streets and Highways	80	Y
Meadows Lane	Collector	Master Plan of Streets and Highways	72	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	
Regional Mall	1,153,159 SF	1:250	4,613				
TOTAL SPACES REQUIRED			4,613		5,188		Y
Regular and Handicap Spaces Required			4,556	57	5,156	32	Y