



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 19, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: FOUNDERS CLASSICAL ACADEMY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0701-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0701-SUP2	Staff recommends APPROVAL, subject to conditions:	22-0701-SUP1
22-0701-SUP3	Staff recommends APPROVAL, subject to conditions:	22-0701-SUP1 22-0701-SUP2
22-0701-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0701-SUP1 22-0701-SUP2 22-0701-SUP3

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 353 (by City Clerk)

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

22-0701-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP2), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.
2. Conformance to the approved conditions for Variance (VAR-65909), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911), Site Development Plan Review (SDR-65912) and Minor Site Development Plan Reviews (SDR-70241, SDR-76611, SDR-78390 and 20-0035-SDR1), except where 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 Department of Building and Safety.
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.

22-0701-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.

Conditions Page Two
April 19, 2023 - City Council Meeting

2. Conformance to the approved conditions for Special Use Permit (SUP-65910), except where 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 Department of Building and Safety.
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. The number of students for this Special Use Permit and Special Use Permit (22-0701-SUP3) is limited to a maximum of 1,467 students.
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.
9. The school shall go to two bell times as approved through the required updated to the approved Traffic Impact Analysis after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP3) is greater than 990 students.
10. An update to the previously approved Traffic Impact Analysis 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. The Traffic Study update required by any of the 22-0701 entitlements maybe used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.

Conditions Page Three
April 19, 2023 - City Council Meeting

11. There shall be an administrative review 60 days after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP3) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

22-0701-SUP3 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-65911), except where 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 Department of Building and Safety.
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. The number of students for this Special Use Permit and Special Use Permit (22-0701-SUP2) is limited to a maximum of 1467 students.

Conditions Page Four
April 19, 2023 - City Council Meeting

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.
9. 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 Special Use Permit (22-0701-SUP2) is greater than 990 students.
10. An update to the previously approved Traffic Impact Analysis 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. The Traffic Study update required by any of the 22-0701 entitlements may be used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.
11. There shall be an administrative review 60 days after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP2) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

22-0701-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP2) and Special Use Permit (22-0701-SUP3) shall be required, if approved.

Conditions Page Five
April 19, 2023 - City Council Meeting

2. Conformance to the approved conditions for Variance (VAR-65909), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911), Site Development Plan Review (SDR-65912) and Minor Site Development Plan Reviews (SDR-70241, SDR-76611, SDR-78390 and 20-0035-SDR1), except where 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, landscape plan, and building elevations, date stamped 12/19/22, 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Gowan-Alexander Road Improvements, Rancho Drive to Decatur Boulevard" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

Conditions Page Six
April 19, 2023 - City Council Meeting

11. An update to the previously approved Traffic Impact Analysis 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. The Traffic Study update required by any of the 22-0701 entitlements maybe used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.
12. There shall be an administrative review 60 days after the total student enrollment between Special Use Permits (22-0701-SUP2 and 22-701-SUP3) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
13. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed to construct a two-story, 27,200 square-foot classroom building addition at an existing primary and secondary school located at 5730 West Alexander Road.

ISSUES

- The applicant has requested a Special Use Permit (22-0701-SUP1) for an Alternative Parking Analysis to allow 186 parking spaces where 249 are required. Staff recommends approval of the request.
- The applicant has requested a Major Amendment (22-0701-SUP2) to an approved Special Use Permit (SUP-65910) to allow 1,467 students where 750 were previously allowed for an existing Public or Private School, Primary use at the subject site. Staff recommends approval of the request.
- The applicant has requested a Major Amendment (22-0701-SUP3) to an approved Special Use Permit (SUP-65911) to allow 1,467 students where 750 were previously allowed for an existing Public or Private School, Secondary use at the subject site. Staff recommends approval of the request.
- All perimeter landscape and interior parking lot areas will remain as previously approved pursuant to approved Site Development Plan Review (SDR-65912)

ANALYSIS

The subject site is an existing Charter School (Founders Academy) that provides both primary (K – 8th grade) as well as secondary (9th – 12th grade) education to area children. In addition, the subject site is zoned U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation] and is subject to Title 19 development standards.

On October 5, 2016 the City Council approved Site Development Plan Review (SDR-65909) for a proposed 58,745 square-foot Public or Private School, Primary and Secondary development on the subject site. In addition, the City Council also approved two associated Special Use Permits (SUP-65910 and SUP-65911) for a Public School, Primary and Secondary land use for the proposed school development. When these two Special Use Permits were approved the Department of Public Works added a Condition of Approval (Condition #7) to each entitlement which stated, “The number of students for this Special Use Permit is limited to a maximum of 520 students. This number may increase to as long as total student enrollment for the site does not exceed 750 students.”

Staff Report Page Two
April 19, 2023 - City Council Meeting

Subsequently, the subject sites design has been slightly altered through multiple Minor Site Development Plan Reviews to expand the amount classrooms provided throughout the campus. On May 15, 2017 staff administratively approved a request for a Minor Site Development Plan Review (SDR-70241) for the placement of 17 temporary modular classrooms to be utilized while the primary educational classroom building was under construction. These modular buildings were removed in May of 2018 and replaced with an outdoor play field per approved Site Development Plan Review (SDR-65912).

Additionally, on June 6, 2019 staff administratively approved a request for a Minor Site Development Plan Review (SDR-76611) for two proposed temporary modular buildings behind (north façade) the newly constructed primary building totaling 1,440 square-feet for use during construction on the subject site. Also, on April 15, 2020 staff administratively approved a request for a Minor Site Development Plan Review (SDR-78390) for three additional temporary modular buildings behind (north façade) the newly constructed primary building for use during construction. Lastly, on July 15, 2020 staff administratively approved a request for a Minor Site Development Plan Review (20-0035-SDR1) for 10,797 square-foot classroom building addition on the subject site.

The applicant is now proposing to construct a new two-story, 27,200 square-foot building addition that will be located on the eastern perimeter of the primary school building on the existing outdoor play field that was approved with the original Site Development Plan Review (SDR-65912). The proposed building addition will add 17 overall classrooms to the existing school campus, including 15 primary classrooms and two secondary classrooms.

The submitted site plan drawing date stamped December 19, 2022 indicates 186 parking spaces are provided onsite, which does not comply with Title 19.12 parking development standards for Private School development with 47 primary classrooms and 12 secondary classrooms. Based on the Title 19.12 onsite parking development standards, 249 parking spaces would be required for the development. The applicant proposes to provide 186 parking spaces. To address this shortfall, the applicant is requesting a Special Use Permit (22-0701-SUP1) for an Alternative Parking Standard in lieu of a parking Variance. The submitted parking demand analysis is based on Institute of Transportation Engineers (ITE) study data. In lieu of the parking generation manual, the existing site was observed on three separate days during a typical school day. The site was observed between the hours of 6:00am to 6:00pm. The results of these observations revealed a peak parking demand of 88 occupied stalls. Based on this information, staff has determined that the provided 186 parking spaces is sufficient for this development and supports the requested Special Use Permit (22-0701-SUP1).

Staff Report Page Three
April 19, 2023 - City Council Meeting

The submitted Justification Letter date stamped January 17, 2023 indicates, “1,334 students is our anticipated enrollment in 2028-2029, the year we expect to be at capacity. The State Public Charter Authority allows up to a ten percent increase as these things long-term are difficult to assess, so a maximum (but not expected) could reach 1,467 students. Our focus is not to exceed 1,350 students as we have a 28:1 student to teacher ratio.”

As previously stated, a Condition of Approval (#7) associated with the previously approved Special Use Permits (SUP-65910 and SUP-65911), limited student enrollment to a maximum of 520 students not to exceed 750 students. To address this concern, the applicant has requested Major Amendments (22-0701-SUP2 and 22-0701-SUP3) to the previously approved entitlements to allow 1,467 students where 750 were previously allowed for the proposed development. The Department of Public Works has indicated that their staff performed an onsite review of current school pick up and drop off operations and believes the site can accommodate the requested student enrollment; therefore, staff supports the applicants requested Special Use Permits (22-0701-SUP2 and 22-0701-SUP3).

The building elevations indicate the building addition will be a two story structure and approximately 30 feet, four inches in overall height. The building facades have been designed with split-face and smooth veneer stone that will be painted to aesthetically match the existing schools structures. Pursuant to Title 19 the proposed building addition is required to provide a 3:1 setback from a property zoned R-E (Residence Estates) and R-SL (Single Family Small-Lot Residential), which requires a 91-foot setback from the protected property. The submitted site plan indicates the proposed building addition is approximately 143 feet from the existing single-family dwellings zoned R-E (Residence Estates) to the east and 230 feet from the existing single-family dwellings zoned R-SL (Single Family Small Lot Residential), which complies with Title 19.06.040 residential adjacency development standards.

Staff finds the proposed building and classroom addition to the existing primary and secondary school campus to be harmonious and compatible with the existing and future surrounding uses. Therefore, staff recommends approval of Site Development Plan Review (22-0701-SDR1) and associated Special Use Permits (22-0701-SUP1, SUP2 and SUP3) for an alternative parking analysis and increased student enrollment.

FINDINGS (22-0701-SUP1, SUP2 and SUP3)

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.**

Staff has determined that the proposed building and increased student enrollment to the existing educational facility can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses. The existing educational campus was designed to mitigate noise and traffic impacts to the existing residential neighborhood to the east by providing primary site access off of Alexander Road.

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

The subject 7.45 acre site is an existing school campus that is adequately screened from the surrounding single-family dwellings in the surrounding area and is physically suitable for the type of intensity of the proposed building addition and increase in student enrollment.

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.**

Site access will remain as previously constructed and will not negatively impact the adjacent roadway. Primary access to the subject site is provided from Alexander Road a 95-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways and secondary access is provided by Leon Avenue a 60-foot wide Local Street as defined by Title 13.

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 an alternative parking standard and Major Amendments to previously approved Special Use Permits (22-0701-SUP2 and 22-0701-SUP3) to allow student enrollment to increase to a maximum of 1,467 students will not compromise the public health, safety, general welfare or overall objectives of the General Plan.

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

The proposed Public or Private School, Primary and Secondary use (22-0701-SUP2 and 22-0701-SUP3) has met the minimum Special Use Permit requirements set forth by Title 19.12. However, this finding does not apply to Special Use Permit

Staff Report Page Five
April 19, 2023 - City Council Meeting

(22-0701-SUP1), as an Alternative Parking Standard is not a defined use in Title 19. There are no minimum requirements related to the Special Use Permit for the Alternative Parking Standard.

FINDINGS (22-0701-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 educational campus remains compatible with the existing single-family residences to the east, and the existing commercial uses to the south.

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

The proposed development meets the minimum development standards set forth by Title 19, with the exception of provided onsite parking spaces. The applicant has requested a Special Use Permit (22-0701-SUP1) for an Alternative Parking Analysis, which indicates the 186 parking spaces that are provided onsite are sufficient for the proposed development.

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

Site access will remain as previously constructed and will not negatively impact the adjacent roadway. Primary access to the subject site is provided from Alexander Road a 95-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways and secondary access is provided by Leon Avenue a 60-foot wide Local Street as defined by Tile 13.

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

The proposed building and landscape materials proposed are consistent with the materials previously used on site and are appropriate for the area.

- 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;**

Staff Report Page Six
 April 19, 2023 - City Council Meeting

The proposed building elevations and design characteristics match the existing structure on site, and creates an orderly and aesthetically pleasing environment.

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

The proposed classroom building addition is subject to building permit review and regular inspections during construction, thus protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/02/03	The City Council approved a request for Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to both sides of Rancho Drive from Vegas Drive to the northern City Limits at Moccasin Road. The Planning Commission and staff recommended approval.
10/05/16	The City Council approved a request for a Variance (VAR-66310) to allow a Deviation from Complete Streets Standards to provide a horse trail in place of a sidewalk adjacent to Leon Avenue on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-65909) to allow an eight-foot tall wall in the front yard where a maximum wall height of five feet is allowed on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-65910) for a proposed Public or Private School, Primary on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/05/16	The City Council approved a request for a Special Use Permit (SUP-65911) for a proposed Public or Private School, Secondary on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-65912) for a proposed 58,745 square-foot Public or Private School, Primary and Secondary use on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
01/18/17	The City Council approved a request for a Waiver (WVR-67370) to allow no streetlights along Leon Avenue on 17.08 acres at the northwest corner of Alexander Road and Leon Avenue. The Planning Commission recommended approval, staff recommended denial.
01/18/17	The City Council approved a Petition to Vacate (VAC-67371) a portion of Alexander Road east of Rancho Drive. The Planning Commission and staff recommended approval.
02/16/17	A Parcel Map (PMP-66120) was released for recordation after a technical review of a two-lot parcel map on 17.15 acres at the northwest corner of Leon Avenue and Alexander Road.
05/15/17	The Department of Community Development - Planning Division administratively approved a Minor Site Development Plan Review (SDR-70241) for 17 proposed temporary modular buildings totaling 28,624 square-feet to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.
06/06/19	The Department of Community Development - Planning Division administratively approved a Minor Site Development Plan Review (SDR-76611) for two proposed temporary modular buildings totaling 1,440 square-feet to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.
04/15/20	The Department of Community Development - Planning Division administratively approved a Minor Site Development Plan Review (SDR-78390) for three proposed temporary modular buildings to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.
07/15/20	The Department of Community Development - Planning Division administratively approved a Minor Site Development Plan Review (20-0035-SDR1) for 10,797 square-foot classroom building addition to an existing school at 5730 West Alexander Road.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/14/23	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Crear)</p> <p>22-0701-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING ANALYSIS TO ALLOW 186 PARKING SPACES WHERE 249 ARE REQUIRED</p> <p>22-0701-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65910) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, PRIMARY USE</p> <p>22-0701-SUP3 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65911) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, SECONDARY USE</p> <p>22-0701-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-65912) FOR A PROPOSED TWO-STORY, 27,200 SQUARE-FOOT ADDITION TO AN EXISTING 67,126 SQUARE-FOOT PRIMARY AND SECONDARY SCHOOL DEVELOPMENT</p>

Most Recent Change of Ownership	
08/06/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/03/17	A building permit (#C-341391) was issued for a temporary power pole at 5730 West Alexander Road. The permit has not been finalized.
05/08/17	A building permit (#C-341357) was issued for grading (grub and stockpile) clearing at 5730 West Alexander Road. The permit has not been finalized.
06/14/17	A building permit (#C-342655) was issued for retaining and screen walls at 5730 West Alexander Road. The permit received its final inspection on 04/20/18.

Related Building Permits/Business Licenses	
07/20/17	A building permit (#C-340471) was issued for on site improvements, trash enclosure and parking lot lighting at 5730 West Alexander Road. The permit received its final inspection on 04/11/18.
	A building permit (#C-340474) was issued for a block wall at 5730 West Alexander Road. The permit received its final inspection on 04/24/18.
	A building permit (#C-340469) was issued for a new K-12 educational building at 5730 West Alexander Road. The permit received its final inspection on 05/21/18.
03/14/18	A building permit (#C18-01016) was issued for a wall/roof sign at 5730 West Alexander Road. The permit received its final inspection on 06/22/18.
01/24/19	A building permit (#C19-00325) was issued for retaining walls at 5730 West Alexander Road. The permit is open as of 05/30/19.
08/16/19	A building permit (#C19-03089) was issued for a portable classroom addition at 5730 West Alexander Road. The permit received its final inspection on 11/07/19.
09/30/19	A building permit (#F19-01216) was issued for a fire alarm system for the portable classroom addition at 5730 West Alexander Road. The permit received its final inspection on 10/02/19.

Pre-Application Meeting	
12/06/22	A pre-application meeting was held where the submittal requirements for a Special Use Permit for an alternative parking analysis and a Site Development Plan Review for expansion of an existing school campus were discussed.

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

Field Check	
12/29/22	During a routine site visit staff observed a well maintained school campus free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	7.45

Staff Report Page Ten
 April 19, 2023 - City Council Meeting

<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	Private School, Primary and Secondary	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
North	Single Family, Detached	ML (Medium Low Density Residential)	R-SL (Residential Small Lot)
South	Office, Medical or Dental	GC (General Commercial)	C-2 General Commercial)
	Office, Other Than Listed	O (Office)	O (Office)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-SL (Residential Small Lot)

<i>Master Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Rancho	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 105 Feet	Y
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails – Pedestrian Path	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.050, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 SF	324,086 SF	Y
Min. Lot Width	100 Feet	560 Feet	Y
Min. Setbacks - Expansion			
• Front (Leon)	50 Feet	83 Feet	Y
• Side	10 Feet	230 Feet	Y
• Corner	15 Feet	211 Feet	Y
• Rear	35 Feet	363 Feet	Y
Max. Building Height	Two Stories or 35 Feet	Two Stories or 31 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	91 Feet	143 & 230 Feet	Y

Pursuant to approved Site Development Plan Review (SDR-65912), the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
• South	1 Tree / 20 Linear Feet	21 Trees	17 Trees	Y*
• East	1 Tree / 20 Linear Feet	20 Trees	15 Trees	Y*
• West	1 Tree / 20 Linear Feet	28 Trees	28 Trees	Y
TOTAL PERIMETER TREES		98 Trees	89 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	46 Trees	40 Trees	Y**

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		8 Feet	8 Feet	Y
• South		15 Feet	15 Feet	Y
• East		15 Feet	15 Feet	Y
• West		8 Feet	8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y***

*An Exception of perimeter landscape buffer planting materials was approved via Site Development Plan Review (SDR-65912) to allow 89 perimeter landscape buffer trees where 98 are required.

**An Exception of interior parking lot planting materials was approved via Site Development Plan Review (SDR-65912) to allow 40 parking lot trees where 46 are required.

***A Variance (VAR-65909) was approved to allow an eight-foot tall wall in the front yard where a maximum wall height of five feet is allowed on the subject site.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alexander Road	Primary Arterial	Master Plan of Streets and Highways Map	95	Y
Leon Avenue	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
			Private School, Primary	47 Classrooms	3 Per Classroom	141	
Private School, Secondary	12 Classrooms	9 Per Classroom	108				

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
TOTAL SPACES REQUIRED			249		186	N*	
Regular and Handicap Spaces Required			242	7	180	6	N*
Percent Deviation			25%				

*The applicant has requested a Special Use Permit (22-0701-SUP1) for an Alternative Parking Analysis to allow reduced onsite parking.