



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 17.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-10-2022 ASPECTS ACADEMY OF LEARNING (Public Hearing).
Applicant: Marilyn Moore. Request: A special use permit in an PUD (Planned Unit Development District) to allow an elementary or secondary school. Location: 3925 North Martin L. King Boulevard, Suite 207. (Ward 2).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-09-101-003)

The applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically a private Montessori School for grades pre-k thru eighth (8th) grade. The applicant states that the hours of operation will be Monday thru Friday 8:00 a.m. to 2:30 p.m. The site is located at 3925 North Martin L. King Boulevard, Suite 207. The property is zoned PUD, Planned Unit Development District and the Comprehensive Master Plan Land Use designation for the subject site is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Commercial Center
North	Employment/Single-Family Medium	PUD, Planned Unit Development District/C-P, Commercial Professional Office	Single-Family and Undeveloped
South	Community Commercial	PUD, Planned Unit Development District	Multi-Family Residential and Alexander MLK KinderCare
East	Community Commercial	PUD, Planned Unit Development District	Commercial Uses
West	Community Commercial	PUD, Planned Unit Development District	City of North Las Vegas Park and Multi-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically a private Montessori School for grades pre-k thru eighth (8th) grade. The applicant states that the hours of operation will be Monday thru Friday 8:00 a.m. to 2:30 p.m. The site is located at 3925 North Martin L. King Boulevard, Suite 207.

The letter of intent states that the private school will be no more than twenty (20) students and will be teaching the common core curriculum. The applicant proposes to use one vacant suite totaling 1,200 square feet for offices and classroom instruction. The school will have twenty (20) students; six (6) full-time staff members. The site can

be accessed from four (4) driveways. Two (2) driveways from Alexander Road and two (2) driveways from Martin L. King Boulevard.

The proposed school is part of a commercial development. Landscape plans were not submitted with the application; however, the applicant is proposing to occupy an existing suite in a commercial building. The perimeter landscaping is existing along Alexander Road and Martin L. King Boulevard and does appear to comply with code requirements. The commercial center does have foundation landscaping and parking landscaping and appears to comply with code.

The parking requirements for an elementary or secondary school with an approximate area of 1,200 square feet is 13 parking spaces (1.5 per classroom; library or lecture hall; 1 per three (3) fixed seats and 1 space per every five (5) students). The development has a total of 158 spaces which is more than required for the commercial center and therefore, the site is in compliance for the required parking spaces.

The elevations provided indicate a concrete stucco building painted in tans with blue trim. The applicant is not proposing to do any modifications to the exterior of the commercial building. Elevations for the trash enclosure were not provided however; the existing trash enclosure used the same materials and colors of the primary building. The commercial building and trash enclosure appears to be in compliance with the commercial design standards.

The existing zoning of PUD, Planned Unit Development District (ZN-03-89) allows for C-1, Neighborhood Commercial District uses listed within the permitted use table (17.20-1). The elementary or secondary school requires a special use permit according to the permitted use table.

The surrounding uses consist of commercial uses to the north and east of the site; residential to the north; the Alexander Library and townhomes to the west and south of the site. There is also a Kids Campus Learning Center located south of the site as well.

Staff does not anticipate any negative impacts on the neighboring properties. The proposed use is appropriate for the city and this location, it is in general compliance with the commercial design standards and staff has no objections to the requested use permit.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The maximum students allowed onsite at any given time is twenty (20).

Public Works:

3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Elevations
Floor Plan
Clark County Assessor's Map
Location and Zoning Map