



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-20-2022 PRIMROSE SCHOOL (Public Hearing). Applicant: Eig14t (8-14 Architect). Request: A special use permit in an MPC C-1 (Master Planned Community Neighborhood Commercial District) to allow a child care facility. Location: Generally located on the Northwest corner of Centennial Parkway and Aliante Parkway. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-20-414-017).

The applicant is requesting Planning Commission consideration of a special use permit to allow a child care facility within the Aliante Master Planned Community. The site is located at the northwest corner of Aliante Parkway and Centennial Parkway. The location has a zoning classification of MPC C1, Master Planned Community Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
The Planning Commission approved a site plan (SPR-50-04) on October 13, 2004 to allow four single-story commercial buildings containing a total of 38,820 square feet.
The City Council approved a special use permit (UN-27-16) on November 2, 2016 to allow a convenience food restaurant.

RELATED APPLICATIONS:

Application #	Application Request
---------------	---------------------

N/A	
-----	--

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	MPC C-1, Master Planned Community Neighborhood Commercial District	Commercial Center
North	Medium Density Residential	MPC R1, Master Planned Community Single Family Residential District	Existing Single Family Homes within Aliante Master Planned Community
South	Neighborhood Commercial and Medium High Density Residential	C-1, Neighborhood Commercial District and R-2, Single Family Medium Density District	Retail Commercial and Single Family Residential
East	Neighborhood Commercial and Medium Density Residential	MPC C-1, Master Planned Community Neighborhood Commercial District and MPC-R1, Master Planned Community Single Family Residential District	Retail Commercial and existing single family homes within Aliante Master Planned Community
West	Medium Density Residential	MPC R1, Master Planned Community Single Family Residential District	Existing Single Family Homes within Aliante Master Planned Community

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.

Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission consideration of a special use permit to allow a child care facility within the Aliante Master Planned Community. The site is located at the northwest corner of Aliante Parkway and Centennial Parkway. The location has a zoning classification of MPC C1, Master Planned Community Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial. According to the letter of intent, the building is designed to accommodate approximately 216 children.

The center was originally approved for a bank, two convenience food restaurants, and a 15,000 square foot inline retail building (SPR-50-04). The site has been developed with a bank, one convenience food restaurant and instead of the second convenience food restaurant, a pharmacy. With this application, the plan is to build a child care facility that is approximately 13,586 square feet in size.

The developments within the Aliante Master Planned Community are regulated by the Aliante Development Agreement supplemented by specific development standards, design guidelines, and master sign plans. The Aliante development agreement requires proposed developments to adhere to the versions of Title 16 and Title 17 in effect on November 2001. Therefore, the analysis presented deviates from the current standards. The Aliante Development Standards made amendments to the use table within some of the commercial districts. Specifically daycare centers are listed a principally permitted use within the MPC / C-P, Master Planned Community / Professional Office Commercial District. However, the Aliante development agreement does not contain the same provision for the MPC / C-1 District. Therefore, a special use permit is required for a child care facility at this location.

All surrounding properties have been developed. To the north and west is the Aliante community known as the Seasons Subdivision containing single-story and two-story single family homes. To the east and south there are both neighborhood commercial centers and single-family homes. The proposed location of the child care facility is a developing five acre commercial center and the subject site within the center is approximately 1.97 acres. The center contains a Walgreens, a US Bank, and a Jack in the Box (UN-27-16). Both the Walgreens and the US Bank are principally permitted uses within the Aliante Development Agreement.

The proposed single story building is eighteen (18) feet in height to the top of the parapet and thirty-five feet five inches in height to the top of the cupola. The proposed floor plan includes twelve (12) classrooms of varying sizes, resource room, storage room, staff room conference room, warming kitchen, dry storage room, laundry room, office and multiple restroom facilities. The applicant is proposing to use a portion of the existing landscape buffer for the playground areas for the daycare facility. The outdoor playground areas should be reduced in size to not encroach on the perimeter landscape buffer.

Access to the site is from one curb cut on Centennial Parkway and two on Aliante Parkway. The proposed child care facility will require 36 off-street parking spaces. The number of parking spaces is determined by the maximum number of children at the facility. The letter of intent stated that they are planning for a total of 216 children. The existing parking lot is being modified to accommodate the building size and the outdoor play areas. Approximately 28 parking spaces and the associated parking lot landscaping are being removed. The applicant will be adding nineteen (19) new parking spaces adjacent to the building. The overall commercial center has approximately 172 parking spaces.

Architecturally, the submitted are do not match the existing commercial center nor do they comply with the Aliante Commercial Design Guidelines. The submitted plans depict a traditional style schoolhouse with board and batten siding. There is a small amount of stacked stone wainscoting by the main entrance. All the exterior windows and doors have painted metal canopies. To ensure compatibility with the other buildings within the commercial center and the Aliante Commercial Design Standards modifications to the building design should be made. The color scheme should be changed to match the beige/tan colors used throughout the center and a stacked stone veneer wainscoting should extend around all sides of the building. The exterior façade should also have either a smooth coat stucco finish or a textured paint added to the proposed Hardie panels. Modifying the façade appearance with the aforementioned changes should match the existing commercial buildings and comply with the Aliante Commercial Design Standards. The recommended changes to the building elevations can be made during the building permit process.

The applicant did not submit a landscape plan. The existing perimeter landscaping along the north and west property lines is thirty (30) feet in width and provides a buffer to the adjacent homes. Most of the landscaping was provided when the site was originally developed. However, there are sparse areas that should be landscaped to ensure an adequate buffer from the residences to the north and west. Specifically, in addition to the double row of trees and pyracanthas, additional shrubs should be provided along the north and west property lines to provide 60% ground coverage within

two years of planting. Buffering to the south and east is not needed as it is interior to the commercial center. Foundation landscaping is not shown on the site plan and will be required. Six feet of foundation landscaping is required around every commercial building. Conformance with the Aliante Design Standards for landscaping will be addressed during the building permit process.

The site plan includes a location for a trash enclosure to be added near the northern perimeter landscape area. The applicant did not submit elevations for the proposed trash enclosure. The trash enclosure should match the existing trash enclosure through the site constructed with split face block, metal roof and gate painted tan. The trash enclosure will be reviewed during the building permit process.

The proposed use and location are suitable for the area and should not create a negative impact on the surrounding neighborhood. The greatest impact on the surrounding neighborhood may be the proposed play areas. Ensuring the outdoor play areas do not encroach into the perimeter landscape buffer should help ensure the use does not create a negative impact.

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. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Outdoor play areas shall not encroach on the existing perimeter landscape areas.
3. Shrubs shall be added, to provide 60% ground coverage within two years of planting, along the northern and western property lines adjacent to the residences.

Public Works:

4. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. 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
Floor Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map