



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-40-2021 NORTHEAST CTA (Public Hearing). Applicant: Clark County School District. Request: A special use permit in a PSP (Public/Semi-Public District) to allow a school: Elementary or Secondary. Location: Southwest corner of Dorrell Lane and Commerce Street. (Ward 4).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-22-601-001)

The applicant is requesting approval for a special use permit to allow a High School. The site is located at the southwest corner of Dorrell Lane and Commerce Street in the PSP, Public/Semi-Public District. The Comprehensive Master Plan Land Use designation for the subject site is Public/Semi-Public.

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved UN-134-04 on October 13, 2004 to allow a school (high school).
On June 23, 2021, there was a Task Force (TF-13-2021) meeting was held for the proposed school in the PSP, Public/Semi-Public District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Public/Semi-Public	PSP, Public/Semi-Public District	Undeveloped and a High School
North	Regional Commercial, Neighborhood Commercial and Single Family Medium	C-3, General Commercial District, C-1, Neighborhood Commercial District and R-1, Single Family Low Density District	Undeveloped and Residential
South	Public/Semi-Public and Single Family Low	PSP, Public/Semi-Public District and R-1, Single Family Low Density District	Undeveloped and a Elementary School
East	Single Family Low	PUD, Planned Unit Development District	Residential
West	Single Family Medium	PUD, Planned Unit Development District	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 for a special use permit to allow a School: Elementary or Secondary (High School). The applicant is proposing to construct the Northeast Career and Technical Academy School that will offer nine (9) programs; design drafting, business administration, construction technology, energy technology, computer science/cybersecurity, health science, human and social services, teaching/training and automotive/diesel . The site is located on a portion of an 82.49 acre parcel located at the southwest corner of Dorrell Lane and Commerce Street in a PSP, Public/Semi-Public District. The eastern portion of this parcel contains an existing high school (Legacy High School) that was originally approved by the Planning Commission on October 13, 2004, under UN-134-04, and was amended on January 12,

2005. The proposed high school will be located adjacent to Legacy High School but only occupies approximately half of the space as Legacy High School.

The applicant is proposing to construct four (4) buildings: a classroom building; a common area building; student activities center and an administrative building containing a total of 255,174 square feet of floor area. In addition, the site includes four (4) tennis courts, four (4) basketball courts, a children's' playground area and 76,000 square feet of turf area. The children's playground is provided to support a unique early childhood training program that will be provided at the academy.

Access to the site is from four driveways on Commerce Street and three on Dorrell Lane. Commerce Street is vacated between Deer Springs Way and Dorrell Lane and it acts like a large drive aisle between the two schools. The applicant is proposing to provide; 113 staff parking spaces, 369 student parking spaces and 60 visitor parking spaces for a total of 562 parking spaces. The Zoning Ordinance requires 1.5 parking spaces per classroom, library, lecture hall, and cafeteria, plus one parking space per three fixed seats of public assembly areas. The applicant has not indicated any public assembly areas with fixed seats will be provided. As a result, based upon the information provided by the applicant, approximately 477 parking spaces are required, and the site plan indicates that 562 parking spaces will be provided. Additionally, the applicant is providing 140 bicycle parking spaces. Therefore, all the parking requirements have been met.

In general the landscaping provided complies with ordinance requirements. The proposed landscape plan indicates fifteen (15) feet of landscaping including a five (5) foot sidewalk adjacent to Dorrell Lane. The required landscaping is fifteen (15) feet of landscaping, which includes a five (5) foot sidewalk centered between equal landscaped areas along Dorrell Lane. Additionally, the site plan provides the required twenty (20) feet of landscape buffer from the adjacent residential development. The parking lot contains landscaped islands every fifteen parking spaces and at the ends of all parking rows. The proposed site plan is not in compliance with current parking lot requirements. The proposed landscaping matches the existing school parking lot landscaping and complies with the previous landscaping requirements which is acceptable for the proposed school.

Architecturally, the buildings are generally in compliance with the commercial design standards. The buildings are designed with various metal materials, glass and CMU block. The proposed color palette for the buildings include gray, dark gray, and green-tones. Building #1 designated for classrooms will be three-stories high and 60 feet in height; building #2 designated as a commons building is two-stories high and 53 feet in height; building #3 designated for student activities is one-story and 40 feet in height

and building #4 designated at the administration building is one-story and 24 feet in height. The buildings will be flat roofed with a metal parapet and will be constructed of CMU block with metal accents and perforated metal railing over the main entrance on the east elevation of the three-story building. Elevations were not submitted for the one and two-story buildings, however they will need to match the main building in color and materials. The parcel is located in the AE-65 Overlay District and the proposed use is permitted with the AE-65 Overlay District, however the applicant must incorporate noise attenuation of 25 decibels in the construction of the building.

The proposed use is consistent with the current land use designation and the surrounding neighborhoods. The proposed use should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use.

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.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code section 17.24.040*. Conformance may require modifications to the current site plan that was submitted.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number.
7. The property owner is required to grant roadway easement(s) for commercial driveways.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. N. Commerce Street (Private)
 - b. W. Deer Springs Way
 - c. W. Dorrell Lane
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole

impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

11. This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
12. Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

ATTACHMENTS:

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