



Planning Commission Agenda Item

Date: September 08, 2021
Item No: 15.

TO: Planning Commission

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

SUBJECT: **SUP-49-2021 NEVADA STATE HIGHSCHOOL AT NLV (Public Hearing).** Applicant: John Hawk. Request: A special use permit in an PUD (Planned Unit Development District) to allow an elementary or secondary school. Location: 4280 West Craig Road, Suites 102&103 (Ward 2)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-06-613-002)

The applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically 11th and 12th grade students attending multiple college classes. The applicant states that the hours of operation will be Monday thru Thursday 7:30 a.m. to 5:00 p.m. The site is located at 4280 West Craig Road, Suites 102 & 103. The property is zoned PUD, Planned Unit Development District and the Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	PUD, Planned Unit Development District	Craig/Valley Commercial Center
North	Mixed-Use Commercial	PUD, Planned Unit Development District	Craig/Valley Commercial Center
South	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
East	Mixed-Use Commercial	PUD, Planned Unit Development District	Craig/Valley Commercial Center
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
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 11th and 12th grade students attending multiple college classes. The applicant states that the hours of operation will be Monday thru Thursday 7:30 a.m. to 5:00 p.m. The site is located at 4280 West Craig Road, Suites 102 & 103.

The letter of intent states that Nevada State High School is a charter school that only serves 11th and 12th grade students attending multiple dual credit college classes that are located offsite through dual credit at the local colleges and universities. This will not be a traditional type school where students attend classes on a daily basis, the school acts more like a professional office serving twenty-five (25) students every two (2) hours.

The applicant proposes to use two vacant suites totaling 1,812 square feet for registration, offices, and intermittent classroom instruction. The school will have one (1) classroom; one (1) office; and an open office work area to serve a rotation of two hundred (200) students; three (3) full-time and one (1) part-time staff member. The maximum occupancy at any one time is thirty-five (35) persons. There will be no more than twenty-five (25) students onsite at any one time.

The site will be access from two (2) driveways. One drive way is from Craig Road and one access is from Valley Drive.

The proposed school is part of a larger overall commercial development. Landscape plans were not submitted with the application; however the applicant is proposing to occupy an existing suite in a commercial center. The perimeter landscaping is existing along Craig Road and Valley Drive and does appear to be in compliance with code requirements. The commercial center does have foundation landscaping and parking landscaping and appears to be in compliance with code.

The parking requirements for elementary or secondary school with an approximate area of 1,812 square feet is 17 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 279 spaces which is more than required for the commercial center and therefore, the site is in compliance for the required parking spaces.

The photo elevations provided indicates a concrete stucco building painted in greys and tans with white trim. The applicant is not proposing to do any modifications to the exterior of the commercial building. Photo elevations for the trash enclosure were provided, 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.

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 industrial 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. Onsite classes shall only be Monday thru Thursday from 7:30 a.m. to 5:00 p.m.
3. Maximum students allowed onsite at any given time is twenty-five (25).

ATTACHMENTS:

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