



Planning Commission Agenda Item

Date: November 8,
2023

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: SUP-50-2023 THE ROOTED SCHOOL, LAS VEGAS (Public Hearing).
Applicant: Sparkflight Studios. Request: A Special Use Permit in an R-1
(Single-Family Low Density Residential District) to Allow a School
(Elementary or Secondary). Location: 2401 East Tonopah Avenue. (APN
139-23-803-002). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval of a special use permit to allow an elementary or secondary school, specifically a public charter School for grades ninth (9th) through twelfth (12th). The applicant states that the hours of operation will be Monday thru Friday 8:00 a.m. to 4:00 p.m. The site is located at 2401 E Tonopah Ave, North Las Vegas NV 89030. The property is zoned R-1, Single Family Low Density District and the Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-1, Single Family Low Density District	Religious Institution (former use)
North	Downtown Business District	R-1 Single Family Low Density District	Single-Family Residential
South	Downtown Business District	C-P Professional Office Commercial	Various Commercial Offices
East	Downtown Business District	R-1 Single Family Low Density District	Single-Family Residential
West	Downtown Business District	R-1 Single Family Low Density District	Single-Family Residential

DEPARTMENT COMMENTS:

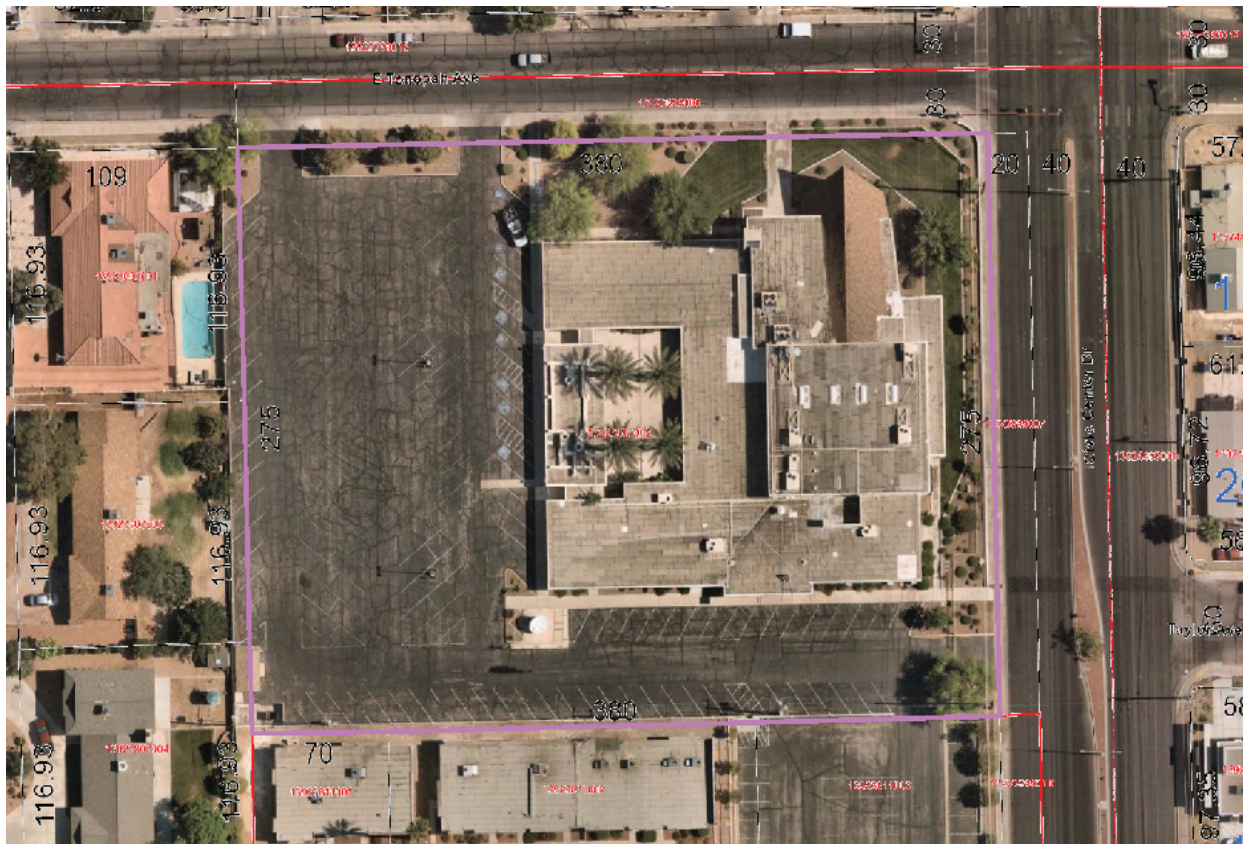
Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a secondary school, specifically a public charter school for grades ninth (9th) through twelfth (12th). The applicant states that the hours of operation will be Monday thru Friday 8:00 a.m. to 4:00 p.m. with the majority of students being off campus on Fridays for job commitments or remote school. The property is located at 2401 E Tonopah Ave, North Las Vegas NV 89030.

According to the letter of intent, for the first phase of development the applicant intends to submit a tenant improvement to renovate the existing 26,545 square foot church building to accommodate the proposed school. The school is expecting to have 180 students for the 2024-2025 school year. The refurbished space will contain: seven (7) classrooms, a multipurpose room/cafeteria, and an assembly room containing 161 fixed seats, administrative spaces and accessory spaces for these uses. The total parking required for phase one is 105 spaces; 122 parking spaces are provided on the property.

Aerial View of the Site (06-05-2023)



Access

The site can be accessed from two (2) driveways located on E. Tonopah Avenue. The existing gated access on Civic Center Drive is proposed to be “exit only”. All points of access and a queuing analysis, as well as the pick-up / drop off locations and onsite traffic circulation plan, will be reviewed with the required traffic study. Onsite drive aisles depicted on the site plan were not dimensioned so the Fire Department emergency access route will be verified during the building permit review process. Since this site was developed in 1960, alternative means and methods may be necessary to meet certain Fire Department requirements.

Landscaping

As depicted in the aerial photo above, the perimeter landscaping is existing along Tonopah Avenue and Civic Center Drive; the building does have foundation landscaping. However, the site does not have parking lot landscaping and there is no landscape buffer against the westerly residential boundary. There are areas of painted/striped islands within the parking lot that should be constructed with curb, irrigated and landscaped. This can be accomplished as part of the building permit process.

Elevations

The elevations provided indicate the existing building exterior is white brick and beige stucco with brown trim. The applicant is proposing the addition of a mint green base with white tree and leaf details to the building's exterior wall fronting Civic Center Drive. The City's current Code requires that buildings are finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Elevations for a new trash enclosure were not provided but will be required. Refuse collection areas and dumpsters should be enclosed by decorative walls finished in the same manner as the main building and follow the same design theme with the use of similar materials to those used in the main structure. All such enclosures should have solid metal gates and roofs or other type of approved screening device that covers the top of the enclosure.



1

North Elevation Photo



3

East Elevation Photo



2

Northwest Corner Photo



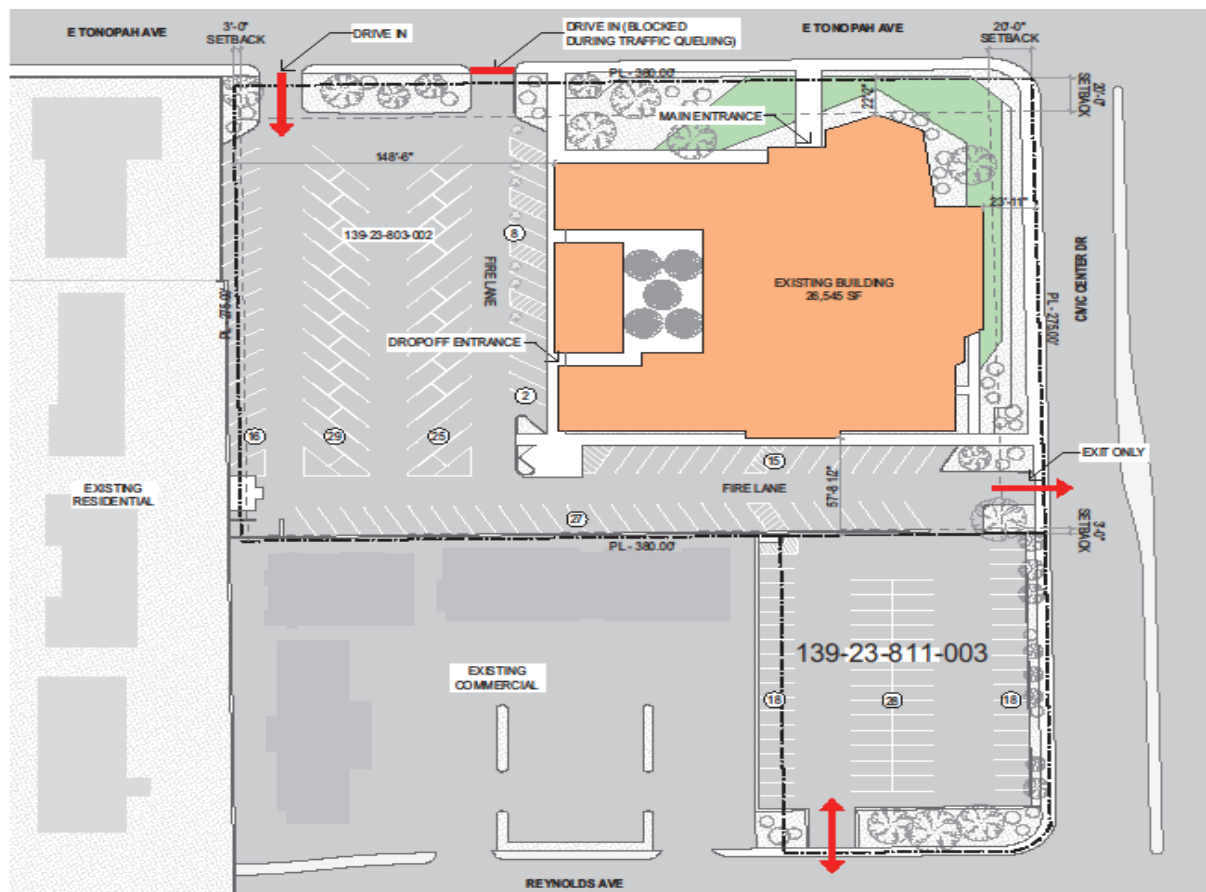
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Southeast Corner Photo

Additional Phases and Parking Requirements

The subject property, 2401 E. Tonopah Ave (APN 139-23-803-002) is zoned R-1, Single Family Low Density District which allows a secondary school as a special use subject to compliance with the use-specific standards and approval of a special use permit in accordance with the procedures outlined in the City of North Las Vegas Municipal Code. The applicant's letter of intent stated that future growth of the school may double the amount of students from 180 to 360 which would create the need for additional parking that is beyond the capacity of the existing school parcel. More specifically, according to

the letter of intent, the property will be improved in the three phases, with the first phase as described above. For the second phase of development, the applicant intends to add three (3) more classrooms and an additional 45 students for a total of 225 students. The total parking required for phase two is 119 spaces. Based upon the amount of 122 parking spaces that are existing on the property, the subject parcel has a maximum student capacity of 240 students. For the third phase of development, the applicant intends to add four (4) more classrooms and an additional 120 students for a grand total of 360 students. The total parking required at completion of phase three is 149 spaces, which exceeds the amount of parking spaces provided on the subject parcel. According to the applicant's site plan, the intent is to use the adjacent parking lot, APN 139-23-811-003, presently zoned C-P, Professional Office, which does not allow for a school as a special use. Additionally, according to the City of North Las Vegas Municipal Code, required off-street parking, loading, and vehicle stacking spaces must be located on the same lot as the principal use. Consequently, prior to submitting any building or improvement plans to the City for a future phase of this development that includes or requires the use of APN 139-23-811-003 in any capacity, the property owner must apply for a Property Reclassification (Zone Change) from C-P, Professional Office, to R-1, Single Family Low Density District and file for a parcel map to combine the two parcels into one parcel. Nevertheless, sufficient parking exists for the first two phases of the school as proposed.



Conclusion

The surrounding uses consist of residential uses to the north, east, and west of the site and commercial uses to the south of the site. The proposed school should be compatible with the surrounding residential area, and compatible with the proposed zoning classification. Furthermore, the proposed use should not have negative impacts on the surrounding properties. Staff has no objections to the proposed use and recommends approval subject to conditions.

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. Based upon the amount of 122 parking spaces existing on the property (APN 139-23-803-002), the school has a maximum student capacity of 240 students.

3. Prior to submitting any building or improvement plans to the City for a future phase of this development that includes or requires the use of APN 139-23-811-003, the property owner must:
 - a. Apply for a Property Reclassification (Zone Change) from C-P, Professional Office, to R-1, Single Family Low Density District; and
 - b. File for a parcel map to combine the two parcels into one parcel.

Public Works:

4. 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 site.
5. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.1 and 225.
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. The traffic study shall address and provide for on-site storage to prevent queing and standing vehicles on the adjacent public roadways and to establish school zones along Civic Center Drive and Tonopah Avenue.
7. Right-of-way dedication and construction of a RTC bus turn-out is required on Civic Center Drive near Tonopah Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. The property owner shall grant a roadway easement for the bus loading pad per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1..
9. The property owner shall dedicate the spandrel located at the southwest corner of Civic Center Drive and Tonopah Avenue.
10. The property owner is required to grant a roadway easement for commercial driveway(s).

ATTACHMENTS:

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