



Planning Commission Agenda Item

Date: July 10, 2024

Item No: 6

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: FDP-04-2024 CULINARY ACADEMY OF LAS VEGAS. Applicant: Bloc9 Architectural LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a 15,264 Square Foot Expansion to an Existing Educational Facility. Location: 710 West Lake Mead Boulevard. (APN 139-22-201-017). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan to develop a 15,264 square foot expansion to an existing educational facility in a PUD, Planned Unit Development. The subject site is 9.57 acres located at 710 West Lake Mead Boulevard. The Comprehensive Master Plan Land Use designation is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Community Commercial.
On April 16, 2008, City Council approved Ordinance No. 2441 (ZN-04-08) a property reclassification from a C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District consisting of a youth and adult vocational educational facility with numerous commercial enterprises including but not limited to "On-sale" liquor uses, and a child care facility.
On October 12, 2016, Planning Commission approved a Final Development Plan (FDP-05-16) to develop a 20,707 square foot commercial building.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Existing Culinary Academy
North	Community Commercial	R-1, Single Family Low Density District and C-1, Neighborhood Commercial District	Existing Church
South	City of Las Vegas	C-1, Neighborhood Commercial District and R-1, Single Family Residential	Existing Commercial and Single-Family Residential
East	Mixed-Use Neighborhood	MUD, Mixed-Use Neighborhood District	Undeveloped (Proposed Micro Housing/Commercial Project with Clark County)
West	City of Las Vegas	C-1, Limited Commercial and R-2, Medium-Low Density Residential	Parking of Culinary Academy and 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 Final Development Plan to develop a 15,264 square foot expansion to an existing educational facility within a PUD,

Planned Unit Development District. The subject site is an existing vocational school (Nevada Partners / Culinary Academy) located on 9.57 acres at 710 West Lake Mead Boulevard. The academy is a nonprofit hospitality institution that helps prepare students for careers in food, beverage, housekeeping, and front and back office operations. Due to increased growth in enrollment, there is a need to enlarge the campus. The subject site has been designated as an educational and training center since the creation of the PUD, Planning Unit Development District in 2008. Any expansion to the site requires a Final Development Plan. The original PUD, Planned Unit Development District Ordinance 2441, (ZN-04-08) was approved by the City Council on April 21, 2008, which rezoned the property to the current PUD. One of the conditions of approval for the PUD requires expansions to file a final development plan:

“A final development plan shall be submitted for review and approval by the Planning Commission prior to occupancy of any expansion or prior to application of any new business license. The final development plan shall not include the temporary buildings”.

The proposed expansion will contain additional classroom; training spaces, an extension to break rooms; new restroom facilities; a new lobby area; a coffee shop and storage space. The proposed expansion are all additions to the existing building except for the storage area. This will be a standalone 1,500 square foot building located just west of the main building. With the expansion, the existing modular buildings will be removed and replaced by new landscaping and additional parking spaces.



1 SOUTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

4 WEST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

Access to the site will not be affected by the proposed expansion and will remain using the existing driveways located on Lake Mead Boulevard. The current site consists of 347 parking spaces where 317 parking spaces are required. The proposed expansion would require an additional 76 parking spaces. With the expansion, the existing modular buildings to the north will be removed allowing additional parking spaces to be added. With the added parking spaces the site, would total 417 parking spaces to be provided

where 393 parking spaces is required including the expansion. The site complies with the parking requirements. *Note:* A portion of the parking lot is located on a separate parcel (APN 139-22-201-006) and has a separate zoning classification of C-1, Neighborhood Commercial District. The parking lot parcel is located at the corner of Lake Mead Boulevard and Revere Street.

The applicant has submitted a landscaping plan for the subject site. The landscaping along Lake Mead Boulevard and Revere Street will remain with additional landscaping be provided around the new expansion building and the new parking lot area. The required foundation landscaping is six (6) feet at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The plan indicates up to twelve feet of foundation landscaping with additional landscaping provided adjacent to existing sidewalks. Some areas are missing landscaping and should be brought into compliance. The landscape plan provided meets the landscaping requirements for commercial development. All landscaped areas should provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code. This can be reviewed at the building permit process.

The final development plan appears to be in general compliance with ZN-04-08 (Ordinance No. 2441). Staff recommends approval of the final development plan subject to conditions.

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. All modular buildings on site are to be removed as part of the expansion.
3. The existing architectural features of the decorative block design shall be added to the expansion buildings that is similar to existing buildings.
4. All existing landscaped areas and new landscaping areas on the site shall provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code.

Public Works:

5. 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.
6. All new projects, including redevelopment projects, must comply with current A.D.A

requirements for public access, as required of the City by the Department of Justice. Incidentally, the commercial driveway(s) shall be reconstructed in accordance with Clark County Area Uniform Standard Drawing number 225 with sidewalk ramps per drawing number 235. Existing driveways not in compliance with the current standards shall be removed and replaced with a driveway per the stated standard drawings, subject to review and approval by the City Traffic Engineer.

7. The existing driveways, along Revere St., must be removed and replaced with curb & gutter and sidewalk per Clark County Area Uniform Standard Drawing numbers 216 & 234.

ATTACHMENTS:

Ordinance No. 2441

Public Works Memorandum

Letter of Intent

Final Development Plan

Building Elevations

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map