



Planning Commission Agenda Item

Date: June 12, 2024

Item No: 9

TO: Planning Commission

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

SUBJECT: SUP-37-2024 TEMPORARY PORTABLE CLASSROOMS (Public Hearing). Applicant: CIVICA Nevada. Request: A Special Use Permit in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to allow Two (2) Temporary buildings. Location: 1201 East Carey Avenue. (APN 139-23-111-002). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a special Use Permit to allow two (2) temporary portable trailers for additional classroom space during construction of a new addition to the primary building. Located at the southwest corner of Carey Avenue and Hamilton Street. The subject site is zoned Redevelopment Area / Downtown Core subdistrict (R-A DC) and the current Land Use classification is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action	
(UN-07-2018)	On January 8, 2020, Planning Commission approved an Extension of Time (EoT) for a Special Use Permit to allow a Charter School.
(UN-07-2018)	On March 14, 2018, City Council approved a Special Use Permit to allow a Charter School.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

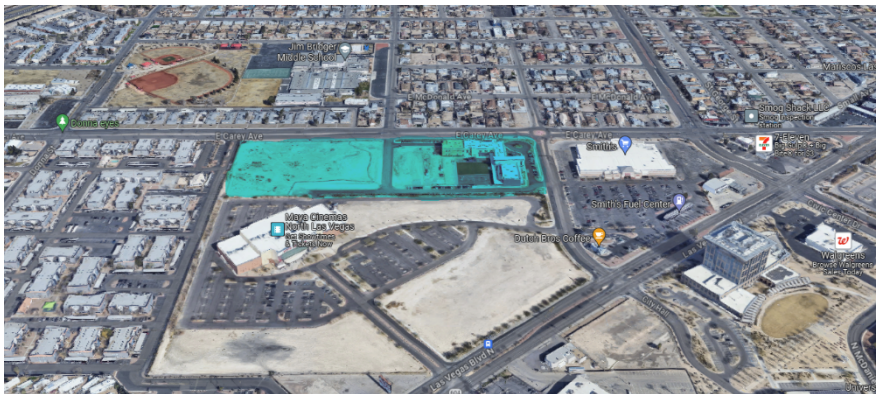
	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-A / DC Redevelopment Area Downtown Core	Existing Charter School
North	Downtown Business District	R-2 Single-Family Medium Density	Existing Single-Family Residential
South	Downtown Business District	R-A / DC Redevelopment Area Downtown Core	Existing Commercial
East	Downtown Business District	R-A / DC Redevelopment Area Downtown Core	Existing Commercial
West	Downtown Business District	R-A R-3 Redevelopment Area Medium High Density Residential	Existing Multi-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS:

The CIVICA Career and Collegiate Academy is currently in phase three (3) of a three phase buildout of the facility. Phase one (1) is an elementary / middle school (K-8); phase two (2) contains a high school with a large soccer / football field; and phase three (3) is a gymnasium and cafeteria building. The school is two-stories with an overall height of approximately thirty-three (33)



feet for the two (2) classroom buildings, and thirty-five (35) feet for the gym / cafeteria building. The two (2) classroom buildings also contain decorative towers at the entries

that will be fifty-three (53) feet in height. The three buildings vary in size: the elementary / middle school building is approximately 60,200 square feet in size; the high school building is approximately 44,650 square feet in size; and the gymnasium building is approximately 42,500 square feet in size. According to the floor plan, the completed school will have a total of seventy-eight (78) classrooms, administrative offices, three (3) multipurpose rooms, two (2) auditoriums, football / soccer field with bleachers, a cafeteria and a gymnasium to serve the operation of the school. The applicants are proposing to add two temporary trailers to the site, located just west of the existing building on the north side of the property near Carey Avenue.

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:

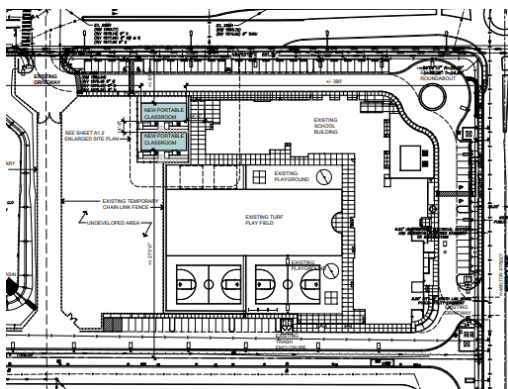
The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

The proposed temporary portable trailers are permitted in the R-A DC Redevelopment Area / Downtown Core District. These would be temporary buildings meaning they are only permitted for one year.

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;

The purpose of the R-A DC Redevelopment Area / Downtown Core District is to promote a sense of community with a mixture of commercial, office, entertainment, public, and residential developments. The school is a cornerstone of the community and this will assist in providing temporary additional capacity for students during construction of phase II.

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);



The proposed temporary buildings as an extension of the school are compatible to the site design. The scale imposed by the additional buildings are far less impactful than anything that would be developed on the commercial to the south of the proposed site. This would also help as a transition from that commercial property to the existing residential to the north of the existing school site. Staff does not foresee any additional impacts on the surrounding area with the addition of the two (2) proposed

temporary buildings

Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no significant adverse impacts anticipated from this use. It is located in an area that is essentially a buffer between the commercial property to the south and the residential area to the north side of Carey Avenue.

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.

All vital services and utilities are available to the proposed site. Public Works has a few comments; as seen in their attached memorandum. Fire Prevention, and the Police Department have no comment or concern for the proposed development.

Initially the site was part of larger commercial site to the south. The commercial parcel is approximately twenty-two (22) acres in size and is currently being developed as a commercial retail center anchored by a movie theatre. The proposed school shares a



portion of the parking lot and also provides pedestrian connections to the commercial center to the south. 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 and an additional space for every five students at maximum capacity. As a result, based upon the information

provided by the applicant, approximately 265 parking spaces are required, and the site plan indicates that 326 parking spaces will be provided in two locations. The off-site parking lot located to the south is identified as parking for the high school and the applicant intends to construct the parking lot with the high school with the third phase. Public Works is requiring the extension of the drive aisle along the southern portion of the site to the west, then along the western portion of the site running north-south and then along the northern portion of the site running east-west to the existing access on Carey Avenue from the west. Completing the drive aisle will better accommodate the on-site queuing demand for the existing student population and the additional student enrollment proposed with this special use application.

Staff has no reason to believe that this application will cause any kind of disruption or negative impact the existing neighborhood and recommends approval of this application

with the conditions listed.

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.

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.
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. Additional improvements may be required as a result from the traffic study review.
5. The property owner is required to complete the internal drive aisle as depicted on the Phase II site plan in the originally approved traffic study (CNLV #330-2020, approved December 17, 2020). This includes the extension of the drive aisle along the southern portion of the site to the west, then along the western portion of the site running north-south and then along the northern portion of the site running east-west to the existing access on Carey Avenue from the west. Completing the drive aisle will better accommodate on-site queuing demand for the existing student population and the additional student enrollment proposed for this special use application.
6. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevations
Clark County Assessor's Map
Location and Zoning Map