



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-14380 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-14376) and Rezoning (ZON-14378) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 07/10/06, and building elevations and floor plans, date stamped, 06/14/06, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect an addition of trees within the parking area.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Submit a Petition of Vacation for the additional right-of-way along 28th Street between Stewart Avenue and Sunrise Avenue adjacent to this site in conflict with this site plan. If a vacation is not approved by the City Council, then this site plan shall be revised to acknowledge the existing right-of-way and resubmitted to the Planning and Development Department.
12. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON14378 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a 192,000 square foot middle school on approximately 15.78 acres at the northeast corner of 28th Street and Sunrise Avenue.

EXECUTIVE SUMMARY

This proposal is for the construction of a school to replace the existing Roy Martin Middle School. Construction of a new building on vacant land that is located to the south of the existing school will be the first phase of the project. Once construction is complete, the existing school will be demolished and replaced with playgrounds and ball fields. The site plan shows an orderly arrangement of buildings, parking, landscaping and recreational fields that will allow for efficient use of the site and meet program needs.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|--|
| 01/28/92 | The Board of Zoning Appeals approved a Variance (V-0192-91) to allow the outdoor storage of automobiles |
| 05/24/94 | The Board of Zoning Appeals approved a Variance (V-0069-94) to allow a commercial business office where commercial uses are not permitted on the subject site. |
| 08/02/00 | The City Council approved a Variance (V-0032-00) to allow a minimum lot size of 2,600 square feet where 6,500 square feet is required for a proposed 75-lot residential subdivision. The Planning Commission and Staff recommended approval. |
| 08/02/00 | The City Council approved a Variance (V-0034-00) to allow a to allow a 15 foot setback in the front yard where 20 feet is the minimum setback required; and to allow a 0 foot sideyard setback where 5 feet is the minimum required; and to allow a 10 foot setback in the rear yard where 20 feet is the minimum required in conjunction with a 75-lot residential subdivision. The Planning Commission and Staff recommended approval. |
| 11/06/02 | The City Council approved two Extensions of Time [V-0032-00(1) and V-0034-00(1)] on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval. |

- 11/05/03 The City Council approved two Extensions (EOT-2894 and EOT-2895) of on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval.
- 10/06/04 The City Council approved two Extensions of Time (EOT-5040 and EOT-5041) on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks.
- 08/02/06 Two Extensions of Time (EOT-5040 and EOT-5041) for approved Variances (V-0032-00 and V-0034-00) expired on the subject site.
- 07/27/06 The Planning Commission recommended approval of companion items GPA-14376 and ZON-14378 concurrently with this application.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #60/alj).

B) Pre-Application Meeting

- 05/17/06 The applicant attended a pre-application meeting to go over details of the application request. Staff asked for the applicant to submit a phasing plan with the submittal.

C) Neighborhood Meetings

As a requirement of the related General Plan Amendment (GPA-14376), the applicant held a meeting on July 11, 2006. No members of the public attended.

DETAILS OF APPLICATION REQUEST

Site Area: 15.78 Net Acres

EXISTING LAND USE

Subject Property	Undeveloped Middle School
North	Multifamily Residential
South	Multifamily Residential
East	Park and Parking Lot
West	Elementary School

PLANNED LAND USE

Subject Property	M (Medium Density Residential) PF (Public Facilities)
North	M (Medium Density Residential)
South	M (Medium Density Residential)
East	PF (Public Facilities) LI/R (Light Industrial/Research)
West	PF (Public Facilities)

EXISTING ZONING

Subject Property	R-2 (MediumLow Density Residential) C-V (Civic)
North	R-3 (Medium Low Density Residential and Apartment District) C-1 (Limited Commercial)
South	R-2 (MediumLow Density Residential)
East	C-V (Civic) C-1 (Limited Commercial)
West	C-V (Civic)

E) General Plan Compliance

The M (Medium Density Residential) category of the Southeast General Plan permits a maximum of 25 units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. The applicant has submitted a related General Plan Amendment (GPA-14376) to a PF (Public Facilities) category for consistency with the proposed C-V (Civic) zoning.

INTERAGENCY ISSUES

There are no interagency issues with this request.

PROJECT DESCRIPTION

The Clark County School District is proposing to combine this site with an adjacent school site to the north which currently contains a middle school. A new middle school complex will be constructed on the combined site. The surrounding area includes an elementary school and a city of Las Vegas park. The building will be situated on the southern portion of the site with ballfields and play areas located in the central areas. A parking area and drive aisle off 28th Street and Sunrise Avenue accommodates vehicular traffic.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setbacks and other standards are not automatically applied. The proposed school building will have adequate setbacks from the adjacent street and from abutting properties, and will not exceed 37 feet 4 inches in height.

A2) Residential Adjacency Standards

Residential adjacency standards do not apply to the proposal as single-family residential uses are not located adjacent to the subject site.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	# classrooms	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Public or Private School, Elementary or Junior High/Middle School	47	2 spaces for each classroom, plus 20 spaces for staff	114	See below	120	See below
HC Breakdown			109	5	114	6

The amount of parking proposed exceeds the standard.

A4) Landscape and Open Space Standards

While properties that are zoned C-V (Civic) are exempt from the general application of landscape requirements, the proposed school should conform to parking lot landscaping. The following standards listed in Title 19.12 shall apply to the subject proposal:

Standards	Required		Provided	Conforms
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	19 Trees	16 Trees	N
Buffer:			10 20	Y
• Min. Trees	1 Tree/30 Lin. Feet		1 Tree/25 Lin. Feet	Y

Landscape islands shall be provided for every six parking spaces in conformance with code requirements. The school abuts an approved city park on its west boundary; the proposed amount of plant material shown on the landscape plan is adequate.

B) General Analysis and Discussion

•Zoning

The applicant is seeking C-V (Civic) zoning on the subject property (ZON-14378) in accordance with the proposed use.

•Site Plan

The site plan has been designed so that recreation areas are located towards the north property line. Access and parking are from Sunrise Avenue and 28th Street; an additional access road runs along the east and north sides of the buildings. Parking for school buses is located to the east of the school building. Public Works notes that the existing right-of-way width along 28th Street is 71.14 feet, while the constructed width appears to be 60 feet. The submitted site plan shows 60 feet of right-of-way. A condition requiring the vacation of excess right-of-way will be included.

•Waivers

No waivers have been requested in conjunction with this application.

•Landscape Plan

Glossy Privet, Holly Oak and Bosque Elm trees will be planted on the site. A variety of shrubs and ground coverings will also be utilized.

•Elevation

A blend of split face and smooth CMU, an interlocking zinc panel system, and sloped standing-seam roofing will be utilized on the exteriors.

- Floor Plan

Classrooms, a library, a physical education area, faculty lounge and administrative areas are depicted.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The school is compatible with adjacent development and will serve the needs of the growing area.

2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;

The proposed development is in conformance with the proposed General Plan Amendment (GPA-14376); the provision of adequate handicapped parking spaces will bring the project into conformance with the parking of Title 19.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Principal access to the school will be from 28th Street and Sunrise Avenue, which are fully built and have sufficient width (60 feet) to handle the traffic generated by the school facility.

4. Building and landscape materials are appropriate for the areas and for the City;

The proposed materials are appropriate and widely used throughout the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The site design shows consideration for adjacent land uses thus creating a development that will be compatible with the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 127 by Planning Department

APPROVALS 0

PROTESTS 0