

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-25023 - APPLICANT/OWNER: MESQUITE WOOD 3, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. 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.
2. All development shall be in conformance with the building elevations, date stamped 10/05/07 and the site plan date stamped 11/05/07.
3. All temporary improvements associated with this application must be removed within three years of the date of issuance of the certificate of occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed modular classroom addition to an existing school on 3.85 acres at the southwest corner of Bracken Avenue and 17th Street. The Pac-Van Modular building is for 40 pre-school/pre-Kindergarten children, ages 4 and 5 years old. Currently the existing charter school offers grades kindergarten through 12 and has over 600 students enrolled. The applicant indicates many parents have requested a pre-school for younger siblings of enrolled students.

This project is compatible with adjacent properties as the location of the modular building is interior to the school property and screened from view by adjacent properties. The applicant states the modular structure will be used as temporary classrooms for 24 to 36 months. Construction of a permanent building to replace the modular structure will begin in 24 months. Staff recommends approval of this request with the addition of Condition number three requiring all temporary improvements on the site to be removed within three years of the date of issuance of the Certificate of Occupancy.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/03/07	The City Council Denied a Special Use Permit (SUP-16143) for a wireless communication facility, stealth design and a Variance (VAR-16144) to allow a 70-foot tall wireless communications tower 68.2 feet from residential property where residential adjacency standards requires 210 feet on 3.82 acres at 1620 Bracken Avenue.
Related Building Permits/Business Licenses	
1958	The original building on the site was constructed.
01/09/07	Inspection by zoning to verify business. (Closed)
Pre-Application Meeting	
09/11/07	Staff explained the requirements for this application. This project is a temporary use of modular with a future fixed permanent building. Applicant was advised to indicate the following: ADA routes, screening from adjacent residential street, call out wall heights, address residential adjacency, parking, must meet parking for child care as per 19.04.

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Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
10/31/07	The modular is on the site. Ten foot tall chain link fence is covered with green mesh fabric.

Details of Application Request	
Site Area	
Net Acres	3.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	School	L (Low Density Residential)	C-V (Civic)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.06.020(E), there are no landscaping standards that automatically apply in a C-V (Civic) Zone.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	63 Feet	64 Feet	Y
Adjacent development matching setback	15 Feet	64 Feet	Y

LHM

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Pre-School	1 Space Per *Staff Member and 1 Space per **10 Children		7	1	8	1	Y
TOTAL (including handicap)			8		9		Y

*Number of staff for pre-school is three.

** Number of pre-school students is 40.

ANALYSIS

•Zoning

The subject proposal complies with all applicable standards of the zone in which it is located. C-V (Civic) zones have no standards that are automatically applicable and the standards that will apply are to be approved by City Council at the time of approval of the site development review. In this case, the applicant has essentially met the requirements that would be applicable to the addition of a modular structure to an existing school. Therefore, Staff finds that the project is consistent with the intent of the applicable zone.

• Site Plan

The submitted site plan depicts the existing school campus as three existing buildings, 107 parking spaces, play areas, landscaping and walkways on 3.82 acres. A modular building will be added to the site to provide classroom space for 40 pre-school children and three new staff members. The modular unit is shown in an open area, interior to the site, on the northeast side of the property. Submitted plans indicate the modular building is 75 feet in length and 24 feet in width, and will contain approximately 1,800 square feet of interior space. The space will be divided into two classrooms, each with a handicap accessible restroom. Two offices will be located in Classroom Number Two.

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A 10 foot tall chain link fence and tall shrubs are shown on the north perimeter. Currently a mesh fabric is attached to the fence to minimize visibility of the school yard and buildings from adjacent streets and properties. Privacy PVC fence slats are noted for installation on the chain link fence.

For C-V (Civic) zones, there are no parking standards that automatically apply. Staff has determined that the number of spaces provided will be adequate for the type of use proposed. Nine additional parking spaces will be added to the parking area on the east side of the property to meet the parking requirement of one space per 10 children plus one space for each staff member. A parking analysis shown on the site plan for the entire school indicates compliance with parking requirements. The analysis depicts 43 parking spaces for staff and 64 spaces to meet the one space per 10 students (640 students) requirement, for a total of 107 parking spaces, including eight handicap spaces.

- **Elevations**

The height of the modular class room building is 15 feet in height and with the additional grade of six feet will have a total height of 21 feet. Residential Adjacency is met as there is a total distance of 64 feet from the modular to the north residential property line, where 63 feet is required.

Exterior colors of the modular will be gray with trim painted white. An entrance door and flanking windows are shown for each class room. Exit doors will also be installed on the back wall of the classrooms. HVAC units are shown on the north and south ends of the modular unit.

- **Floor Plan**

The 1,800 square feet of interior space will be divided into two classrooms, each with access to a handicap accessible rest room. Two offices will be located at the back of Classroom Number Two.

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 proposed modular classroom is located interior to the existing school property and the use is compatible with the existing school and the adjacent residential development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed addition of a modular building for classroom space to an existing school is consistent with the required policies and standards of the City of Las Vegas.

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

Access to the existing school is from Oakey Boulevard. Two entrances are provided onto school property and a sufficient drop off area is onsite. Many of the children attending the pre-school are siblings of current students; thus, there will not be additional traffic to the school and adjacent roadways or neighborhood traffic will not be negatively impacted .

- 4. Building and landscape materials are appropriate for the area and for the City;**

For a temporary building that will not be visible from adjacent streets the modular is appropriate for a two to three year period after which the modular building will be replaced by a permanent structure. Mature landscaping exists throughout the property.

- 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 proposed elevations for this project indicate a new modular building which will be placed in location interior to the site and will be shielded from adjacent streets and properties by a tall fence chain link fence woven with PVC fence slats and abundant shrubbery on the perimeter of the site.

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

With regular inspections for building permits and business licenses, the public health, safety and general welfare will be safeguarded.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 389

APPROVALS 0

PROTESTS 1