



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-30276 - APPLICANT/OWNER: CLARK COUNTY**  
**SCHOOL DISTRICT**

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### \*\* CONDITIONS \*\*

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

***Planning and Development***

1. Conformance to the conditions for Rezoning (ZON-1520), Rezoning (ZON-2184), and Rezoning (ZON-3241), if approved.
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, landscape plan, and building elevations, date stamped 09/23/08, except as amended by conditions herein.
4. A Waiver from the Cliffs Edge Master Development Plan and Design Guidelines Section 6 is hereby approved, to allow chainlink fencing around the perimeter of the subject property.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications and the correct sizes of proposed plant material.
6. 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.
7. 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).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
11. 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.

**Public Works**

12. Coordinate with the City of Las Vegas Departments of Public Works and Planning and Development to determine the disposition of the landscape easement adjacent to this site along Egan Crest Drive per the Cliffs Edge Master Development Plan.
13. Dedicate or obtain dedication or easement rights for 35 feet of rightofway for Egan Crest Drive, 30 feet for Severance Lane, 30 feet for School Street or 60 feet for School Street where the School District owns parcels on both sides of School Street, 30 feet for Via Provenza Avenue, 35 feet for Farm Road, a 20 foot radius at the northwest corner of Severance Lane and Egan Crest Drive, 15 foot radius at the northeast and northwest corners of School Street and Severance Lane, a 15 foot radius on the southeast corner of School Street and Via Provenza Avenue, a 20 foot radius at the southwest corner of School Street and Egan Crest Drive and a 20 foot radius on the southwest corner of School Street and Farm Road. Coordinate with the RightofWay Section of the Department of Public Works for assistance in preparing the appropriate documents.
14. Construct half-street improvements including appropriate overpaving (if legally able) on School Street and Via Provenza Avenue adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements on Severance Lane and Egan Crest Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

15. All landscaping and private improvements 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.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for the construction of a new Public School, Primary with a Waiver of the Cliffs Edge Development Standards to allow chainlink fencing along the perimeter on 15.60 acres at the northwest corner of Severence Lane and Egan Crest Drive. The applicant is proposing a 69,200 square-foot building with 49 classrooms on the subject site. A Waiver of the Cliffs Edge Development Standards has been requested to allow chainlink fencing around the perimeter of the site. The applicant states this is necessary to create optimum site visibility and prevent safety issues that can occur with the spacing of wrought iron and young children. As the Waiver has clearly been justified by the applicant, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval of this request. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval of this request.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on approximately 704 acres covering 21 separate parcels in the Cliffs Edge area, and approved text modifications to the related Cliffs Edge Master Development Plan to address conditions of approval of Rezoning (ZON-1520). The Planning Commission and staff recommended approval of this request.
11/20/03	A request for a Minor Modification to the Cliffs Edge Master Development Plan (MOD-3189) allowing reduced street widths under certain conditions in limited portions of the Plan area was administratively approved by the Planning and Development Department.

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02/18/04	The Cliffs Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval. It was at this time that the City Council also approved a request for a Rezoning (ZON-3241) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on approximately 90 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits. The Planning Commission and staff recommended approval of this request.
05/05/04	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-2955) to change land use designations from VC (Village Commercial) to ML (Medium-Low Density Residential) and M (Medium Density Residential); from M (Medium Density Residential) to RSL (Residential Small Lot); and from ML (Medium-Low Density Residential) to PF (Public Facilities); to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road The Planning Commission recommended approval of this request.
05/27/04	A request for a Minor Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-4237) to include an exhibit depicting cross sections for private interior residential streets was administratively approved by the Planning and Development Department.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliffs Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliffs Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.
08/03/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-6279) to change land use designations from ML (Medium-Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot), from L (Low Density Residential) to ML (Medium-Low Density Residential), from RSL (Residential Small Lot) to ML (Medium-Low Density Residential) and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: Sections 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and Exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval of this request.

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11/16/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-9174) to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli. The Planning Commission and staff recommended approval of this request.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10809) to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliffs Edge Master Development Plan and Guidelines.
02/15/06	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10531) to change land use designations from M (Medium Residential) to RSL (Residential Small Lot), to modify Section 2.2 and the accompanying exhibit of the Master Development Plan and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road). The Planning Commission and staff recommended approval of this request.
04/04/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-19114) to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards, to allow three-story single family dwellings with a maximum height of 38 feet and to add a sign standard section. The Planning Commission and staff recommended approval of this request.
09/19/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-22968) to change the land use designation from RSL (Residential Small Lot) to M (Medium Density), to modify Section 2.2 and the accompanying Table 1 of the Master Development Plan and to modify Section 2, Exhibit 2 of the Design Guidelines to reflect changes to the land use categories on a parcel, noted as a portion of Pod 308 and located on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval of this request.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related building permits or business licenses associated with the subject property.	

<b><i>Pre-Application Meeting</i></b>	
09/23/08	A pre-application meeting was held with the applicant where the requirements for submitting a Site Development Plan Review to allow for perimeter chainlink fencing were discussed.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Field Check</i></b>	
09/30/08	A field check was performed by staff at the subject property. The site was noted as being currently under construction, with construction crews working on the building foundation.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	15.60

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Elementary School (Under Construction)	PCD (Planned Community Development)	PD (Planned Development) Zone [PF (Public Facilities) Cliffs Edge Land Use Designation]
North	Single-Family Homes/Vacant Single-Family Home Lots	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliffs Edge Land Use Designation]
South	Single-Family Homes/Vacant Single-Family Home Lots	PCD (Planned Community Development)	PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliffs Edge Land Use Designation]
East	Single-Family Homes/Vacant Single-Family Home Lots	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliffs Edge Land Use Designation]
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [PF (Public Facilities) Cliffs Edge Land Use Designation]

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Cliffs Edge (Providence)	X		N*
PD Planned Development District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* The applicant has requested a Waiver to allow chainlink fencing along the perimeter of the subject property where a Cliffs Edge Community Wall is required.

## DEVELOPMENT STANDARDS

All development within the Cliffs Edge Master Plan area is subject to the Cliffs Edge Master Development Plan and Design Guidelines. The Cliffs Edge Master Development Plan and Design Guidelines does not establish design standards for buildings located within a PF (Public Facilities) Cliffs Edge Land Use designation. Pursuant to the Cliffs Edge Development Agreement, the Owner and City shall have joint responsibility for enforcing the Design Standards for Nonresidential Development on Owner Parcels. As no design standards exist for the PF (Public Facilities) Cliffs Edge Land Use designation, the Cliffs Edge Design Review Committee has reviewed and approved the Preliminary Design Review Submittal for the proposed elementary school. The development standards for this development to be reviewed by the Planning and Development Department shall use the following criteria: The development standards shall be established by the PF (Public Facilities) Cliffs Edge Land Use designation and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

<i>Standard</i>	<i>Provided</i>
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Corner (North)</li> <li>• Corner (South)</li> <li>• Rear</li> </ul>	190 Feet 223 Feet 54 Feet 356 Feet
Max. Lot Coverage	11.89 %
Max. Building Height	28 Feet
Trash Enclosure	Screened; Enclosed Service Yard
Mech. Equipment	Screened

*Pursuant to Title 19.08.060, the following standards apply:*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 Feet	114 Feet	Y
Adjacent development matching setback	20 Feet	54 Feet	Y
Trash Enclosure	50 Feet	180 Feet	Y

*Pursuant to the approval of the Cliffs Edge Design Review Committee, the following standards apply:*

<i>Landscaping and Open Space Standards</i>	
<i>Standards</i>	<i>Provided</i>
Parking Area	29 Trees *
Buffer: Min. Trees	111 Trees **
<b>TOTAL</b>	140 Trees
Min. Zone Width	20 Feet
Wall Height	6 Feet (chain link for screening and perimeter)

\* The parking areas trees provided are in excess of one tree per five spaces.

\*\* The perimeter tree spacing is equivalent to one tree per 25 linear feet.

*Pursuant to Title 19.10, the following parking standards are proposed:*

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Typically Required</i>			<i>Provided</i>		<i>Difference</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Public School, Primary	49 Classrooms	3 Spaces / Classroom	142 Spaces	5 Spaces	107 Spaces	5 Spaces	
<b>TOTAL</b>			147 Spaces		112 Spaces*		Deficit of 35 Spaces

\* Within the Cliffs Edge Master Development Plan and Design Guidelines, no parking standards exist for a Public School, Primary. The table above represents a comparison between the requisite parking standards of Title 19 versus those proposed by the applicant and approved by the Cliffs Edge Design Review Committee.

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To allow perimeter chainlink fencing	Cliffs Edge Community Wall	Approval

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## ANALYSIS

- **Land Use and Zoning**

This Cliffs Edge Master Plan area is located on the Centennial Hills Sector Plan Map of the General Plan. As the area exceeds 80 acres in size, the Centennial Hills Sector Plan required that a master plan be prepared for these PCD (Planned Community Development) designated properties that are encompassed by the Cliffs Edge Master Development Plan and Design Guidelines, which was approved by City Council on 03/19/03. The PCD (Planned Community Development) category allows for a mix of residential uses including L (Low), ML (Medium Low) and M (Medium) densities, maintaining an average overall density of 2-8 dwelling units/gross acre and includes a Village Center (VC), Neighborhood Center (NC), some business parks, public facilities, and office development. The zoning of PD (Planned Development) with the various Cliffs Edge Land Use designations as outlined on the Land Use Map complies with this General Plan designation. All projects located within the Cliffs Edge Master Plan area are subject to the Cliffs Edge Master Development Plan and Design Guidelines.

The subject property carries a Cliffs Edge Master Plan Land Use designation of PF (Public Facilities). The Public Facility/Open Space category designates areas where the primary land uses are public and quasi-public services and facilities. These uses are generally affiliated with government, religious and educational facilities. Examples include: schools, libraries, museums, zoos, churches, police and fire stations, pump and reservoir facilities and related uses.

- **Site Plan**

The site plan is in compliance with the standards of the PD (Planned Development) zoning district. The 15.60 acre site is located at the northwest corner of Severence Lane and Egan Crest Drive. The site will be bounded by Egan Crest Drive on the east, Severence Lane on the south, a proposed right-of-way (School Street) on the east, and Via Provenza Avenue to the north. The proposed Public School, Primary will consist of a 69,200 square-foot building situated near the southeast corner of the site. A service yard containing storage areas and trash enclosures will be located north of the proposed building and a bicycle enclosure will be located north of the service yard, adjacent to Via Provenza Avenue. Toward the western portion of the site an area has been identified for future portable buildings.

A parking lot will be provided on the eastern portion of the site, and contain 107 standard parking spaces, three standard handicapped accessible parking spaces and two van accessible parking spaces. Three points of ingress/egress are provided for the parking area, which consists of a one-way entrance from Via Provenza Avenue, a one-way exit to Egan Crest Drive, and a right-in/right-out entry/exit on Egan Crest Drive. A loading zone for school busses is provided adjacent to Via Provenza Avenue, and will not provide access to the parking areas. Additionally, a fire lane has been provided around the north and west sides of the main building, which is accessed from the eastern parking lot area.

The remainder of the site plan consists of an entry plaza at the main building entrance, play areas at the sides and rear of the building, an athletic field at the southwest corner of the site and a pad for a future nature education area at the northwest corner of the site. The majority of the open areas on the site will be paved in asphalt and surrounded by fencing.

The applicant has requested a Waiver of the Cliffs Edge Master Development Plan and Design Guidelines to allow chainlink fencing to be provided around the entire perimeter of the site where a Cliffs Edge Community Wall design is required. Cliffs Edge Community Walls typically contain a brown 8 x 16 split face block base with a light tan 6 x 16 smooth face block or a wrought iron view fence above. Pilasters consisting of 24, 36, or 48-inch widths with striated inserts are located strategically along the wall lengths. The applicant is proposing standard chainlink fencing around the perimeters of the site adjacent to Via Provenza Avenue, the proposed right-of-way School Street and Severance Lane.

A chainlink fence with block pilasters will be provided along a portion of Egan Crest Drive and a portion of Severance Lane. The southeast corner of the site surrounding the kindergarten play area will utilize chainlink fencing atop two courses of capped block block. Block pilasters with caps will be provided, spaced approximately ten feet on center, between the chainlink fencing. The applicant states that if an alternative material, such as wrought iron fencing were to be used, the spacing issues associated with that material can cause problems with the younger students. As the Waiver for chainlink fencing is requested in order to allow optimal visibility of the site and to provide adequate safety for the students, staff supports this request.

- **Landscape Plan**

The submitted landscape plans depict the entire site surrounded with a minimum 15-foot landscape buffer. The applicant has provided perimeter trees spaced approximately 25 feet apart along all perimeters with an excess of four shrubs per tree. The plans fail to mention the proposed size of plant material, and a condition of this approval requires a technical landscape plan to be submitted. Within the parking lot area, one landscape finger island has been provided for approximately every six uncovered parking spaces, and an excess of one tree per five uncovered parking spaces has been provided. Staff noted that the landscape plan depicts a utility area in the landscape buffer adjacent to Egan Crest Drive, which will be surrounded by low-growing groundcovers. Per the Cliffs Edge Master Development Plan and Design Guidelines, utility equipment and communication devices located on the ground must also be screened with landscape, decorative walls or other architectural elements in accordance with the approved materials palette. A condition is included which requires the appropriate screening of site utility boxes.

A large entry plaza has been provided between the school entrance and parking lot area, which will serve as a gathering space for students and visitors. Within this plaza space the school flag pole is situated centrally, surrounded by planters containing two trees. Additionally, an exterior courtyard has been provided at the center of the proposed Public School, Primary, which will contain an amphitheater space surrounded by low plantings.

The areas surrounding the school building consist of large asphalt paved play areas containing playground equipment, basketball courts and two shade structures. A small turf area for the kindergarten classrooms is located at the southeast corner of the site, adjacent to the asphalt paved kindergarten play area. The remaining exterior play areas on the north and west sides of the building are completely devoid of trees and permeable landscape materials, which staff notes as creating an uninviting environment for outdoor activity. Over two-thirds of the site will be covered in asphalt and concrete. By surrounding the proposed building on three sides with paved asphalt and zero trees, the applicant will create a harsh environment that is unpleasant for outdoor activity and will unnecessarily contribute to the heat island effect. The remaining western portion of the site will consist of a turf athletic field containing a softball field and an undeveloped area planned for a future nature education area.

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The City of Las Vegas adopted an Urban Forestry Initiative on May 7, 2008 guided by the Conservation Element of the 2020 Master Plan. The intent of this resolution is to contribute to the City's long-term sustainability, as trees clean the air, improve stormwater management, conserve energy, improve public health and increase property values.

Additionally, the City has identified strategic priorities to create, integrate and manage orderly and sustainable development and growth in the community, to support and encourage sustainability, livability, and pride in the City's neighborhoods and to promote healthy lifestyles for all segments of the community. As the subject property will be a public institution for several future generations of Las Vegans, staff believes that the long-term benefit of placing additional landscape, rather than asphalt, around the school building will have a long lasting impact and give greater emphasis to the Urban Forestry Initiative.

- **Elevations**

The exterior elevations indicate the proposed building will consist primarily of single score CMU block in smooth-faced tan and chocolate brown and split-faced black and tan. The block will be utilized in a variety of cohesive configurations that will be aesthetically pleasing. The service yard enclosure will match the exterior appearance of the main building. The main entry will feature an enhanced doorway with large glass windows and an architectural embellishment mirroring of the slope of the roofline. The remaining portions of the facades will feature evenly spaced windows and doors, drinking fountains and a school plaque. The roof will consist of sloped, metal roofing and flat roofs. A screened mechanical enclosure is provided on the roof near the western portion of the building.

- **Floor Plan**

The floor plan depicts a 69,200 square-foot Public School, Primary with 49 classrooms arranged in clusters of seven. Each cluster will contain a central learning area, a storage room, adjacent restrooms and a corridor leading the exterior of the site. Each classroom and cluster will be accessed from a pair of central corridors which are divided by a centrally located library, courtyard, and administration rooms. The administration rooms will provide a faculty lounge, private offices, health room, storage areas and faculty restrooms. A large multipurpose room, art, music and physical education room will also be provided adjacent to the administration area. All classrooms will be accessed internally, with the exception of the kindergarten wing which will have exterior access from each classroom.

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## **FINDINGS**

The following findings must be made for an SDR:

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

The proposed development will be compatible with the adjacent development and development in the area. The proposed development will serve the needs of the surrounding developing neighborhood by providing a much-needed Public School, Primary in close proximity to adjacent residential areas.

**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 development has been approved by the Cliffs Edge Design Review Committee in its current configuration. As the applicant states that chainlink fencing is necessary to create optimum visibility and will not lead to spacing issues that can occur with younger children and wrought iron, staff can support the request for a Waiver.

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

The site is accessed by Egan Crest Drive, an 80-foot Secondary Collector, as classified by the Master Plan of Streets and Highways, which will provide adequate access to the subject property. The subject site also gains access from Via Provenza Avenue, Severence Lane and the proposed right-of-way School Street, all of which are 60-foot Local Roads as classified by the Master Plan of Streets and Highways, will enhance site accessibility, and easily accommodate any vehicular traffic generated by this development.

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

The proposed building materials are appropriate for the area and for the City. The materials used are commonly used throughout the City and expected for a Public School, Primary. The landscape materials used are acceptable and have been provided in appropriate quantities surrounding the subject site. While not required, staff notes that providing zero landscape material within the gathering and play areas of the site will create a stark and barren environment which will ultimately work to discourage any outdoor activity. The simple addition of landscape material, including trees and shrubs, can work to create an inviting, comfortable and pleasing environment that will encourage outdoor activity.

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**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 building elevations, design characteristics and architectural features are not unsightly or undesirable in appearance. The building design represents the latest prototype of Public School, Primary, currently being built throughout the Las Vegas valley.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to City and State inspections during construction of the building, as well as routine inspections.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 13

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 190

**APPROVALS** 0

**PROTESTS** 0