



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42251	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-42251 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 07/19/11, and floor plans and building elevations date stamped 06/23/11, except as amended by conditions herein.
3. An Exception from Title 19.08.070 is hereby approved, to allow 13 trees where 15 trees are required along the west perimeter.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 19.08.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.
14. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards 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.
15. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).

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16. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.
17. 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.
18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Stewart Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
19. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 79,513 square-foot Public School, Primary building with 32 classrooms on the subject site. The school will replace the existing school currently located on the site since the late 1950's. The school designed to be compatible with the neighborhood and is consistent with the General Plan Land Use designation. For these reasons, staff recommends approval of the application.

ISSUES

- An Exception is needed to allow 13 perimeter landscape trees where 15 is the minimum required along the west perimeter. Staff supports this request, since an additional 63 shade trees are being provided throughout the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/06/06	The City Council approved a request for a Site Development Plan Review (SDR-14380) for a proposed 192,000 square-foot Public School, Secondary at the northeast corner of 28th Street and Sunrise Avenue. The Planning Commission and staff recommended approval.
09/11/08	Staff approved an Administrative Site Development Plan Review (SDR-29124) for the retention of existing buildings that were previously proposed to be demolished on 11.73 acres at 2800 East Stewart Avenue.

<i>Most Recent Change of Ownership</i>	
01/08/59	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant permits or licenses for this property.	

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<i>Pre-Application Meeting</i>	
06/21/11	Staff reviewed the requirements for a Site Development Plan Review for a school at 2800 Stewart Avenue. The parking requirement of three spaces per classroom was discussed.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
06/30/11	A field check was conducted and found a secured vacant school building. The site was clean and free of graffiti.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.73
Net Acres	5.46

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Government Facility	PF (Public Facility)	C-V (Civic)
North	Multi-Family Residential	M (Medium Density Residential)	C-1 (Limited Commercial)
			R-3 (Medium Density Residential)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Public Park or Playground	PF (Public Facilities)	C-V (Civic)
West	Public Park or Playground	PF (Public Facilities)	C-V (Civic)
	Government Facility		

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
C-V (Civic) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

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DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	236 Feet	237 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 111 Feet 15 Feet 77 Feet	21 Feet 111 Feet 15 Feet 77 Feet	Y Y Y Y
Max. Lot Coverage	33 %	34 %	Y
Max. Building Height	35 Feet	35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.070 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees: • North • South • East • West	1 Tree / 20 Linear Feet N/A N/A 1 Tree / 20 Linear Feet	32 Trees N/A N/A 15 Trees	32 Trees 20 Trees 17 Trees 13 Trees	Y N/A N/A N
TOTAL PERIMETER TREES		49 Trees	82 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	26 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	10 Feet 8 Feet 8 Feet 15 Feet		10 Feet 8 Feet 8 Feet 20 Feet	Y Y Y Y

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Stewart Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
28 th Street	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	32 classrooms	3 spaces per classroom	96				
TOTAL SPACES REQUIRED			96		130		Y
Regular and Handicap Spaces Required			92	4	125	5	Y

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide 15 landscape buffer trees along the west perimeter.	To provide 13 landscape buffer trees along the west perimeter.	Approval

ANALYSIS

This project is located within the C-V (Civic) zoning district and is portion of a larger Clark County School District site containing existing playgrounds, courts, and athletic fields. There is a Multi-Use Transportation Trail along the north side of Stewart Avenue. The Clark County School District is providing an enhanced seven-foot wide sidewalk with a five foot wide amenity zone containing shade trees at the back of curb. These enhanced streetscape treatments are a welcome addition to the project.

The building is a modern one-level 79,513 square-foot building that will serve special needs students in the Clark County School District.

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There is ample landscaping provided for the project; however, due to the distribution of the trees exceptions are required. The applicant has requested an Exception to allow 13 trees along the west perimeter where 15 trees are required; however, there are 63 additional trees located throughout the property that offset this request. Therefore staff supports the request.

The proposed site plan is well designed plan and it is an appropriate use for the site. Therefore staff recommends approval..

FINDINGS (SDR-42251)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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;

This project will replace an existing school that has been on the site since the late 1950's. The new school building will be compatible with the area.

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 General Plan designation for the site is PF (Public Facilities). The existing site has a Public School use and is located within a C-V (Civic) zoning district, where such uses are permitted. The proposal meets most Title 19 development standards. The requested Exception is offset by the additional shade trees placed throughout the project.

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

Access to the parking lot is provided from both Stewart Avenue and 28th Street. A one-way loading drive for the school buses is located on the site along the south side of the building. The design of the parking lot and loading drive will not have a negative impact on the adjacent streets or neighborhood.

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

The proposed building and landscaping materials are appropriate for the area and for the City.

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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 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.

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

The proposed structure will be subject to inspection and will therefore not compromise the public health, safety and general welfare.

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0