



City of Las Vegas

Agenda Item No.: 13.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-71196 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on request for a Variance TO ALLOW A 39-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM ALLOWED, A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE AND A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 8.31 acres at 2801 Winwood Street (APN 138-13-402-001), C-V (Cane) Zone, Ward 5 (Barlow) [PRJ-71060] Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-71196 and SDR-71197 [PRJ-71060]
2. Conditions and Staff Report - VAR-71196 and SDR-71197 [PRJ-71060]
3. Supporting Documentation - VAR-71196 and SDR-71197 [PRJ-71060]
4. Photo(s) - VAR-71196 and SDR-71197 [PRJ-71060]
5. Justification Letter - VAR-71196 and SDR-71197 [PRJ-71060]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation for VAR-71196 and Support Postcards for VAR-71196 and VAR-71197 [PRJ-71060]

Motion made by CEDRIC CREAR to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 13 and 14.

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NICOLE EDDOWES, Sr. Planner, reported that the proposed classroom and parking lot additions to the existing primary school are compatible with the site and development on neighboring properties. The expansion conforms to the policies and objectives of the School Facilities Element of the Las Vegas 2020 Master Plan. Staff recommended approval.

LINDA PERRI, with the Clark County School District (CCSD), and CHRIS FENTON, Gensler Architecture, appeared representing the CCSD. MS. PERRI explained that the project is for Doris Reed Elementary School and includes additional classrooms, not additional children, to bring the school up to equitable standards. There are a lot of schools built over the years that vary in size and have varying capacities. Unfortunately, this property is very small. To meet the parking requirements, the fields are being reduced. The improvements include fluid traffic flow and making the schools as accessible as possible to the students and the parents.

MR. FENTON stated that the addition of on-site parking will help reduce the number of cars on the road. Building higher than 35 feet will provide classroom space that is equivalent to new elementary schools. Because the capacity is not being increased and the buildings are being compressed, more turf and playground space will be provided.

JASON HERLONG, a Las Vegas resident, mentioned the CCSD's problem with overcrowding and recalled the experience growing up in this community. The CCSD's solution was to install portables, which did not solve the problems. In his opinion, the CCSD is just trying to spend available bond money as long as possible by installing larger portables, instead of addressing its debt and teacher layoffs. He urged the Planning Commission to send a message to the CCSD by denying these projects, reiterating that this is not a solution to the overcrowding in classrooms. Moreover, the CCSD is breaking up and getting a new superintendent. He argued that this is not good use of taxpayer money.

COMMISSIONER CREAR discussed with MR. FENTON that the residents voiced their opinions at the neighborhood meetings that were held. MR. FENTON indicated to the Commissioner that the 39-foot-high building is the prototype design the CCSD is using, but it does not affect the number of students. Lowering the ceiling heights would cause issues with the design. COMMISSIONER CREAR felt that adding buildings was not the solution for overcrowded sites. He questioned the need for more parking, to which MR. FENTON replied that the building space requires more parking spaces. The Commissioner said it would make more sense to request a waiver for the parking in order to keep the open space.

CHAIR SCHLOTTMAN stated that the difference between 35 feet and 39 feet is insignificant. In looking at the site plans courts and open space, he expressed his support.

Although COMMISSIONER ROUSH liked the building design, she wondered why a parking variance was not requested in order to retain the field and open space for the students to get exercise. MS. PERRI said that in the 11 years she has been working in this field, she has always been asked to redesign and reconfigure plans to accommodate parking. The Commissioner said approval of a variance depends on the layout of the site and other factors. She asked if there is a

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way to work on the design to determine how many parking spaces are actually needed in order to retain more open space. MR. FENTON commented that he worked with staff on the needed parking, noting that only the minimum required spaces are being added. The green space is being maximized to the best capacity. The site requires two parking spaces for each classroom. He pointed out that an analysis was conducted for this project. He went over some numbers for several schools, but said that the parking requirements were not much over or under the requirements. COMMISSIONER ROUGH insisted on consideration of a variance for parking. CHAIR SCHLOTTMAN pointed out that Condition 13 of SDR 71-97 requires a Traffic Impact Analysis.

COMMISSIONER TOUSSAINT supported getting rid of the portables because students do better in regular classrooms.

See Item 12 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 13 and 14.

