



City of Las Vegas

Agenda Item No.: 15.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-71212 - 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; AN 8 FOOT WIDE LANDSCAPE BUFFER PLACING A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND FIVE PARKING LOT LANDSCAPE ISLANDS WHERE 11 ARE REQUIRED on 8.07 acres at 4000 El Parque Avenue (APN 162-06-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-71069]. Staff recommends APPROVAL.

C.C.: 10/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-71212 and SDR-71213 [PRJ-71069]
2. Conditions and Staff Report - VAR-71212 and SDR-71213 [PRJ-71069]
3. Supporting Documentation - VAR-71212 and SDR-71213 [PRJ-71069]
4. Photo(s) - VAR-71212 and SDR-71213 [PRJ-71069]
5. Justification Letter - VAR-71212 and SDR-71213 [PRJ-71069]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation for VAR-71212 and Protest/Support Postcards for VAR-71212 and SDR-71213 [PRJ-71069]

Motion made by VICKI QUINN 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 15 and 16.

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

SCOTT RUEDY, Sr. Management Analyst, reported that the proposed classroom and parking lot additions to Vegas Verdes Elementary School are in conformance with the policies and objectives of the School Facilities Element of the Las Vegas 2020 Master Plan and are compatible with the existing school facilities and surrounding neighborhoods. Staff recommended approval.

LINDA PERRI, Clark County School District (CCSD), and CHRIS FENTON, Gensler Architecture, appeared representing the CCSD. MS. PERRI said these applications involve Vegas Verdes Elementary School for a 19-classroom replacement of portables. There are 53 existing parking spaces and 58 will be added. MR. FENTON added that this school is also over capacity and the CCSD is trying to bring it up to code. The design includes fixing the vehicular stacking and queuing issues.

RUDY GEARINO expressed his opposition and said he has lived in the neighborhood since 2004, and he bought this home because of the view of the Strip, which will be blocked by the proposed building. He asked at the school if the building could be relocated, but he was told it is not cost effective.

MIKE CANSON, John A. Park Neighborhood resident, stated that spending money on building instead of books and teachers is unreasonable. He suggested the Regional Transportation Commission provide buses and implement an adopt-a-ride sharing program to not require so much parking and allow for more green space.

CHAIR SCHLOTTMAN asked if money was set aside for infrastructure instead of books and other needs, to which MS. PERRI answered that the legislature provided bond program rollover money for specific needs involving capital improvements and not for what the state budget provides for books or curriculum, thus the reason for not updating the schools for so long.

See Item 22 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 15 and 16.