



City of Las Vegas

Agenda Item No.: 17.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-71265 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the 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 THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND NO PARKING LOT LANDSCAPE ISLANDS WHERE EIGHT ISLANDS ARE REQUIRED on 7.94 acres at 6350 Peak Drive (APNs 138-14-601-021, 022, 023 and 028) C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-71061]. 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.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-71265 and SDR-71266 [PRJ-71061]
2. Conditions and Staff Report - VAR-71265 and SDR-71266 [PRJ-71061]
3. Supporting Documentation - VAR-71265 and SDR-71266 [PRJ-71061]
4. Photo(s) - VAR-71265 and SDR-71266 [PRJ-71061]
5. Justification Letter - VAR-71265 and SDR-71266 [PRJ-71061]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation for VAR-71265 and Support Postcard for VAR-71265 and SDR-71266 [PRJ-71061]

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 17 and 18.

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SCOTT RUEDY, Sr. Management Analyst, reported that the proposed classroom and parking lot additions to the existing primary school are compatible with the existing school facilities and development on neighboring properties. In addition, 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 Clark County School District (CCSD), and CHRIS FENTON, Gensler Architecture, appeared representing the CCSD. MS. PERRI said the project involves a 22-classroom building addition to Berkeley L. Bunker Elementary School to bring it up to standards. An additional 68 parking spaces will provide a total of 142 spaces. The plan includes retention of as much of the green space as possible, and the circulation patterns were reviewed for better function. MR. FENTON said the layout provides an opportunity for the school to coordinate what works better for the students, which will also benefit the surrounding neighborhoods. The residents are already working with the principal on the best possible plan for drop-off/pick-up times.

JASON HERLONG, area resident, said that only one proposal was made at the neighborhood meeting held by the CCSD, and the neighbors are confused by being spent in this manner. He alleged that too many cars park in front of his home. He seems really stressed that this is just a rushed project to spend money without providing any real solutions. COMMISSIONER QUINN told MR. HERLONG was being very disrespectful to the Planning Commission by raising his voice and pointing out to him that the Planning Commission considers land-use matters for recommendation to the City Council; it cannot make decisions on how the CCSD spends funding. She made the observation that hardly any neighbors appeared to voice their opposition. MIKE BROWN-CESTERO commented that MR. HERLONG apologized for his language and believed he should be allowed to voice his opinion. MR. BROWN-CESTERO said he lives in another neighborhood near a school with portables, and he takes the new prototype to help keep cars off the streets, which will allow street cleaning and enhance safety measures. He suggested the CCSD be encouraged to find a design that accommodates the needs of the residents in the area, at least for future schools.

COMMISSIONER CREAR commented that this is an existing school, and the Planning Commission needs to help CCSD and deal with what it is presented.

CHAIR SCHLOTTMAN understood the citizens passion; however, he asserted that the Planning Commission does not rubberstamp any projects it considers. As far as the additional parking spaces are concerned, the plan would have to go through Public Works to ensure public safety. He pointed out that no additional students will be added, only more parking spaces. And he emphasized that the Planning Commission has no discretion on how the CCSD uses its money.

Although the Planning Commission is a land-use board, COMMISSIONER ROUSH commented that it has to consider the residents and make the best possible decisions. This is not an ideal situation, there is overcrowding in every school. MS. PERRI insisted that the CCSD is trying to be as effective as possible in dealing with overcrowding. She mentioned that the plans are

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reviewed by the bond committee and the CCSD Board of School Trustees.

COMMISSIONER ROUSH mentioned that new land cannot be manufactured in neighborhoods. She verified with MR. FENTON that the facilities are permanent structures constructed of durable materials. MR. FENTON added that the buildings have been strategically situated in consideration of open space for the benefit of the students.

See Item 22 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Item 17 and 18.

