



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-75119 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW 120 PARKING SPACES WHERE 129 SPACES ARE REQUIRED on 9.9 acres at 2500 Planning Lane (APN 139-32-405-006), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74940]. Staff recommends DENIAL.

C.C.: 3/6/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]
2. Conditions and Staff Report - VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]
3. Supporting Documentation - VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]
4. Photo(s) - VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]
5. Justification Letter - VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]
6. Protest/Support Postcards for VAR-75119 and VAR-75120 [PRJ-74940]
7. Submitted after Final Agenda - Protest/Support Postcards for VAR-75119 and VAR-75120 and Support Documentation Not Vetted - Comment Forms (2) for VAR-75119, VAR-75120 and SDR-75121 [PRJ-74940]

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 39-41.

JONATHAN BOYLES, Sr. Planner, reported that this is a request for a Site Development Plan Review for a proposed new school development on an existing school site. The submitted

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justification letter indicates the existing school will be demolished after the 2018-2019 school year and will reopen for the 2020-2021 school year. The applicant has requested Variances to address deviations to required on-site parking and Civic (C-V) development standards to allow a 39-foot tall building where 35 feet is the maximum allowed, to allow no trees within a portion of the north property line where such are required to be planted a maximum of 20 feet on center, to allow a 10-foot landscape buffer along a portion of the north property line where 15 feet is the minimum required and to allow the buildings within the development to not be oriented towards the front of the site.

Staff determined that the proposed development deviates from multiple Civic development standards; as such, the hardship is deemed self-inflicted, and the required Variances reinforce the unsuitability of this site with the surrounding residential developments. Therefore, staff recommended denial of the project and all associated land use entitlement applications. Additional protest and support letters were received after publication.

MARK MCGINTY, SH Architecture, appeared representing the Clark County School District, along with LINDA PERRI, Clark County School District. MR. MCGINTY stated that staff's report mentioned that neighborhood meetings were held, they did have two meetings. One meeting was held on December 3, 2018 and the other was on January 15, 2019, and COUNCILWOMAN TARKANTIAN attended both meetings.

MR. MCGINTY first addressed VAR-75110 and stated that they have 120 permanent parking stalls, along with parallel parking continuously around the perimeter of the school in the "kiss and go" lane which he explained is a lane where parents kiss their children, drop them off and go. They felt that provided ample parking and would support their request to reduce parking by nine stalls.

He addressed the Variance regarding height and explained that is for a stair tower and some walls that screen air conditioning units. MR. MCGINTY stated that they have plenty of distance from the neighbors and thought it was a minor impact. They worked with the neighbors regarding retaining the existing trees as they like the park-like atmosphere. The lot was redesigned to accommodate that request as much as possible. There will also be a 10-foot planter with trees in the front as well as additional grass.

MR. MCGINTY explained that VAR-75120 is necessary due to the placement of the school. The modern design of schools is to put them in the center of the lot and have the bus drop the children off directly at the playground so they are not walking through the cars and the parking lot.

MR. MCGINTY requested that Condition 11 on SDR-75121 be stricken as it was a condition from one of their previous schools. LUCIEN PAET, Engineering Project Manager, agreed with deleting that condition noting that he tried to correct that prior to this meeting. Additionally, he wished to amend Condition 9 replacing the words Diamond Head Drive and Page Street with Palomino.

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COMMISSIONER QUINN thought this was an exciting time in Ward 1 and asked where the children who currently attend the school would be relocated. MR. McGINTY replied that the School District has created a temporary location, but there will still be a bus stop at this location to take the kids to the new location. COMMISSIONER QUINN stated that this is a walkable school and anticipated that the parking lot would be empty. She pointed out that the sidewalk going west from Palomino Lane toward the school needs attention and wondered if they intended to replace it. MR. McGINTY replied that it is a paved temporary walk path, and they will review all of the safe routes and repair the walking paths. COMMISSIONER QUINN complimented MR. McGINTY for keeping the old trees in the landscaping, and MR. McGINTY credited that to the neighbors and the School District.

See Items 40 and 41 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 39-41.

