



# Planning Commission Agenda Item

Date: December 13, 2017
Item No: 9.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Marc Jordan

**SUBJECT: ZN-31-17 (60285) LA MADRE & LAWRENCE FUTURE ELEMENTARY SCHOOL (Public Hearing).** Applicant: Clark County School District. Request: A property reclassification from R-1 (Single-Family Low Density District) and R-E (Ranch Estates District) to PSP (Public/Semi-Public District). Location: Northwest corner of La Madre Way and Lawrence Street. (APN's 124-35-714-019, 124-35-703-004, and 124-35-703-005).

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that ZN-31-17 be approved and forwarded to City Council for final consideration.

**GENERAL INFORMATION:**

Comprehensive Plan:	Single-Family Medium
Existing land use and zoning:	Undeveloped; R-1, Single Family Low Density District and R-E Rural Estates Residential (Clark County Zoning Designation)
Surrounding land use and zoning:	<u>North:</u> Single Family Residential; R-1, Single Family Low Density District <u>East:</u> Single Family Residential; PUD, Planned Unit Development District <u>South:</u> Single Family Residential; R-1, Single Family Low Density District <u>West:</u> Single Family Residential; R-1, Single Family Low Density District and R-E, Rural Estates Residential (Clark County Zoning Designation)

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission consideration to reclassify the subject site from the R-1, Single-Family Low Density District and R-E, Ranches Estates District to the PSP, Public Semi-Public District. The site is currently undeveloped and the applicant is proposing to develop a new elementary school on the subject site. The associated Special Use Permit for the proposed school (UN-57-17) has been filed with the City and is on this agenda for Planning Commission consideration.

A neighborhood meeting was held on September 25, 2017 at 6:00 pm at Raul Elizondo Elementary School. Six members of the public attended the meeting. The applicant address questions regarding the construction timeframe, hours of the school, if the school would be available to the public during non-school hours, and if the school would be one or two stories in height. The summary has not indicated if any of the public in attendance were in support or opposed to the school.

**DEPARTMENT COMMENTS:**

Public Works:	No comments.
Police:	No comments.
Fire:	Please see the attached memorandum.

**ANALYSIS:**

Currently, a portion of the subject site is located within the County and is zoned R-E, Rural Estates Residential. When property is annexed into the City from the County, the City will assigned the nearest comparable zoning, which is the R-E, Ranch Estates District. The proposed annexation request (Annexation 160, Ordinance 2837) is scheduled for City Council introduction on November 15, 2017, with final action scheduled on December 6, 2017.

The current land use designation for the subject site is Single-Family Medium. The primary uses within this land use designation are single-family detached and attached residences. Secondary uses may include parks, open space, golf courses, schools, churches, and other public or semi-public uses. Normally, the better land use for a school would be the Public/Semi Public land use which supports schools as a primary use. However, the current land use also supports schools as a secondary use, and therefore, the proposed PSP, Public-Semi Public District would still be appropriate.

**Approval Criteria: (Zoning Map Amendments)**

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

The proposed PSP, Public Semi-Public District is intended for Public or Semi-Public offices, government facilities, libraries, churches, schools, colleges, universities, military, cemeteries, utilities, or airport uses. Therefore, the proposed use (elementary school) is consistent with the requested zoning and the secondary uses within the current land use. The City also does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

**ATTACHMENTS:**

Fire Prevention Division Memorandum  
Letter of Intent  
Neighborhood Meeting Summary Letter  
Boundary Map  
Clark County Assessor's Map  
Location and Zoning Map