



Planning Commission Agenda Item

Date: October 11, 2017
Item No: 3.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: ZN-29-17 (59941) C.P. SQUIRES ELEMENTARY SCHOOL (Public Hearing). An application submitted by Clark County School District, on behalf of School Board of Trustees, property owner, for a property reclassification from the current designation of R-1, Single-Family Low Density District, to PSP, Public/Semi-Public District. The property is located at 1312 East Tonopah Avenue. The Assessor's Parcel Number is 139-23-704-003. (For Possible Action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-29-17 be approved and forwarded to City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Downtown Business District
Existing land use and zoning:	Elementary School; R-1, Single Family Low Density
Surrounding land use and zoning:	<u>North:</u> Single Family Residential; R-1, Single Family Low Density <u>East:</u> Single Family Residential; R-1, Single Family Low Density <u>South:</u> JD Smith Middle School, Hartke Park,; R-1, Single Family Low Density <u>West:</u> St. Christopher's Church and School Church; R-1, Single Family Residential Low Density

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to reclassify the subject site from the R-1, Single-Family Low Density District to the PSP, Public Semi-Public District. The site is currently occupied by CP Squires Elementary School and the applicant is proposing to expand the school by adding one 27,658 square foot building to the existing site. The associated Special Use Permit for the proposed expansion (UN-50-17) has been filed with the City and is on this agenda for Planning Commission consideration.

A neighborhood meeting was held on September 20, 2017 at 6:00 pm at C.P. Squires Elementary School. Three members of the public attended the meeting. The applicant address questions regarding the construction timeframe, safety, traffic and the removal of the portable classrooms. The meeting summary states that all in attendance were

favorable for the addition.

DEPARTMENT COMMENTS:

Public Works:	No comments.
Police:	No comments.
Fire:	No comments.

ANALYSIS:

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 existing and proposed use is consistent with the requested zoning. The requested zoning district is consistent with the Comprehensive Master Plan and the Downtown Master Plan & Investment Strategy.

ATTACHMENTS:

- Letter of Intent
- Plot Plan
- Clark County Assessor's Map
- Location and Zoning Map