



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 10.

TO: Planning Commission

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

SUBJECT: UN-57-17 (60289) LA MADRE & LAWRENCE FUTURE ELEMENTARY SCHOOL (Public Hearing). Applicant: Clark County School District. Request: A special use permit in an R-1 (Single-Family Low Density District) and R-E (Ranch Estates District) (proposed rezoning to PSP, Public/Semi-Public District) to allow a school. Location: Northwest corner of Lawrence Street and La Madre Way. (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 UN-57-17 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 of a special use permit for a new elementary school. The proposed school would be two-stories with an overall height of approximately 33 feet. In addition, the school would be approximately 107,809 square feet in size with a footprint of approximately 78,201 square feet. According to the letter of intent, the school would have 53 classrooms, administrative offices,

resource center, multipurpose room and ancillary rooms to serve the operation of the school.

The site plan shows the school oriented toward the corner of Lawrence Street and La Madre Way, setback 20 feet from each property line. Access to the school is provided by one driveway on Lawrence Street and another driveway on Harold Street. The bus drop off lane is proposed next to Harold Street, and an additional drop off lane is shown next to Lawrence Street. The site plan shows that 116 parking spaces are proposed in front of the school.

The half street section of Rosada Way to the north is also shown and would be paved and developed with perimeter landscaping. According to the recorded map for the Washburn & Lawrence development to the north, this area of Rosada Way serves as a public drainage easement, and pedestrian and emergency access easement for the residential development to the north.

The site plan also shows children play areas west of the building that would consist of turf play areas, children play structures, and various court activities. Future portable areas are also shown on the site plan west of the building.

A preliminary landscaping plan was also submitted as part of the special use permit application. The landscaping plan shows a 10-foot wide detached sidewalk next to the perimeter streets with the exception of the bus and drop off lanes. Perimeter landscaping would consist of a five-foot wide landscaped area containing trees and shrubs between the sidewalk and back of curb. Additional landscaped areas ranging in width between approximately 10 and 27 feet are proposed adjacent to the sidewalk, between any fence, interior walkway, or school building. Landscaping is also proposed next to the entrance of the building, within the parking lot, and adjacent to the northern property line.

Building elevations show the school would consist of primary six-inch cmu infill and eight-inch painted cmu block. A stucco finish is also proposed at various locations on the building. Additional off-sets and varying roof lines have also been incorporated into the design of the building. According to the colored elevations, various accent colors are also proposed to break up the building mass.

The applicant is also 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 associated reclassification for the proposed school (ZN-31-17) 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.

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.

DEPARTMENT COMMENTS:

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

ANALYSIS:

Staff has no objections to the proposed use. The proposed use should be compatible with the surrounding residential land uses. The subject site is also located within the AE-65 Air Terminal Environs Subzone. Schools are allowed within this subzone, provided the school incorporates 25 decibel sound attenuation into the design of the building.

The building elevations are in general compliance with the design standards. However, the applicant should consider minimizing the use of smooth cmu block and incorporate split face block to provide additional texture to the building. In addition, the preliminary landscaping plan indicates that trees along the perimeter of the development would be spaced at 30 feet on center. Normal tree spacing requirements along the perimeter of developments is at 20 feet on center.

The Zoning Ordinance requires 1.5 parking spaces per classroom, library, lecture hall, and cafeteria, plus one parking space per three fixed seats of public assembly areas. The applicant has not indicated that any public assembly areas with fixed seats will be provided. As a result, based upon the information provided by the applicant, approximately 83 parking spaces are required, and the site plan indicates that 116 parking spaces will be provided.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The proposed school would help accomplish goals specifically listed within the Strategic Plan 2012 – 2017 – 2030. Specifically, the City has established Goal 5 as part of the Distinctive Image and Community Identity to overcome the historic image of North Las Vegas. The development of a new elementary school would help to reduce the over-capacity of the schools within this area of the City. In addition, one of the opportunities listed as part of Goal 3 (Safest and Most Beautiful City in the Las Vegas Valley) lists improving the perception of the quality of schools within the City. While this goal also stresses the importance of improving the perception of all schools, the proposed elementary school will be added to the list of quality schools available to the residents within the City of North Las Vegas. This is also consistent with Principle “H” (Preferred Place to Live) which emphasizes quality schooling at all levels.

Staff has no objections to the proposed use. The proposed school should be compatible with the surrounding residential area, and compatible with the proposed zoning classification. Furthermore, the proposed use should not have any negative impacts on the surrounding properties.

CONDITIONS:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A minimum noise level reduction of 25 decibels, outdoor to indoor shall be incorporated into the design and construction of the school.

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
6. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Lawrence Street
 - b. La Madre Way
 - c. Harold Street
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Appropriate subdivision and/or parcel mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Division Memorandum
Letter of Intent
Neighborhood Meeting Summary Letter
Site Plan
Preliminary Landscape Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map