



# Planning Commission Agenda Item

Date: October 11, 2017
Item No: 4.

**TO:** Planning Commission

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

**SUBJECT:** UN-50-17 (59940) 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 Special Use Permit in an R-1, Single-Family Low Density District (proposed rezoning to PSP, Public/Semi-Public District), to allow an addition to an existing elementary school. 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 UN-50-17 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:	<p><u>North:</u> Single Family Residential; R-1, Single Family Low Density</p> <p><u>East:</u> Single Family Residential; R-1, Single Family Low Density</p> <p><u>South:</u> JD Smith Middle School, Hartke Park,; R-1, Single Family Low Density</p> <p><u>West:</u> St. Christopher's Church and School Church; R-1, Single Family Residential Low Density</p>

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission consideration of a special use permit to allow an expansion to an existing elementary school. The applicant is intending to construct one two-story building that is 27,658 square feet in size. The proposed addition will contain 18 classrooms. In addition to the building the applicant intends to provide 28 additional off street parking spaces. The site plan also shows a new kindergarten playground located at the east end of the new building.

The original building was constructed in approximately 1959. Since that time, the school has been expanded including the addition of a building constructed approximately 15 years ago and the addition of several "portable" classroom buildings. The proposed addition will be approximately 37 feet in height at the parapet. The

building will be a flat roofed building with a parapet and will be constructed of split-faced block, stucco and architectural metal panels. In general the building is in compliance with the commercial design standards.

The applicant has also requested an associated rezoning application (ZN-29-17) to reclassify the site from the R-1, Single-Family Low Density District to the PSP, Public Semi-Public District. The rezoning application is also 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:	Please see the attached memorandum.
Police:	No comments.
Fire:	Please see the attached memorandum.

**ANALYSIS:**

The school has been located at this site since construction in 1959. The surrounding neighborhood and the school is located in the Downtown Business District. The additional new building is designed to provide equitable classroom space and will not increase the student enrollment at the school. The intent is to remove the portable classroom buildings once the construction has been completed. The additional new classroom space will bring the classroom total to 55 at CP Squires Elementary School.

The existing school buildings were constructed in two distinct phases of construction. The first phase, constructed in 1959, appears to be includes tan, precision block, single-story buildings. The second phase, includes a two-story building constructed approximately 15 years ago which is a reddish brown color with both smooth and split face block. The proposed new building is a two-story stucco building with decorative block veneer at the base of the building. The colors shown on the building elevation appear to be beige with brown and colored accents (exact colors were not specified on plan). The proposed building elevations appear compatible but the colors could be adjusted to more closely match the existing buildings.

The additional 28 parking stalls will accommodate the extra parking required by code. The new parking lot is located in the southeast area of the site and uses the existing drive aisle from Tonopah Avenue. The new parking lot will displace a grassy play area and a playground which is being relocated to the northeast corner of the site adjacent to the new building. Landscaped islands are included in this parking lot.

The applicant is proposing a landscaped buffer between the new building and the existing residential lots with shrubs and decorative rock. The Zoning Ordinance requires trees planted 20 feet on center in the landscaped buffer area to soften the building mass from the existing residential development. Therefore, the applicant should add trees spaced 20 feet on center to this landscape area.

### **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 expansion is appropriate and staff supports the requested special use permit.

### **CONDITIONS:**

#### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Trees spaced 20 feet on center shall be planted in landscape buffer area between the new building and the adjacent residential area.

***Public Works:***

3. All known geologic hazards shall be shown on the site plan and the civil improvements plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. A drainage study for the project is required, however, due to the size of the addition, this development may be eligible for a drainage study waiver. Please contact the Public Works Development & Flood Control Division (Dan Le @ 702-633-1932).

**ATTACHMENTS:**

Public Works Memorandum  
Fire Prevention Memorandum  
Letter of Intent  
Site Plan  
Building Elevations  
Floor Plans  
Landscape Plan  
Clark County Assessor's Map  
Location and Zoning Map