

10/06/21 BCC AGENDA SHEET

PUBLIC SCHOOL
(TITLE 30)

PEARL AVE/HOPI ST
(SANDY VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0420-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for a proposed expansion to an existing public school (elementary, junior high, and high school) with ancillary improvements on 24.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Pearl Avenue and the west and east sides of Hopi Street within the South County. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

201-32-301-001; 201-32-701-001 ptn

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 1420 E. Pearl Avenue
- Site Acreage: 24
- Project Type: Public school expansion redesign
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 9,846 (new buildings)
- Parking Required/Provided: 236/175

Site Plans

The plans show modifications to the approved plans from ZC-18-0530. A new gated fire lane with turnaround is shown directly to the west of the existing baseball field with 3 new classroom buildings to the north of the baseball field. On the west side of the fire lane is a proposed combination space with an artificial turf football field and baseball field with associated bleachers, dugouts, support buildings, and sports field lighting. A parking area with a dedicated bus drop-off lane is shown south of the redesigned sports field area. The parking area is shown to have 149 new spaces. Access to the expansion area for the school is from Pearl Avenue.

Landscaping

Landscaping is proposed along Pearl Avenue and 12 landscape islands are proposed within the proposed parking area. Landscaping is also provided along the northern boundary of the parking area and on all exterior sides of the proposed classroom buildings.

Elevations

The elevations show 3 new single story buildings with varied heights; the maximum height of the buildings are 25 feet. The parapet wall will create a varying roof line producing multiple heights and the exterior of the building has recesses and pop-outs to break-up the vertical and horizontal surfaces. Roofing materials include metal roofing with metal mechanical equipment screens. The buildings are constructed of decorative block, stucco finish, painted block walls, metal siding and roofing, and aluminum entry and window systems.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed buildings will meet the needs of the school and upgrade the campus. The proposed buildings will provide equitable classroom space, amenities and accommodate the student population.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0530	Reclassified 30 acres from R-U to P-F zoning for the expansion of a public school	Approved by BCC	September 2018
ZC-0184-15	Reclassified 10 acres from R-E to P-F zoning for a school gymnasium and other ancillary improvements	Approved by BCC	May 2015
VC-0171-90	Variance to construct chain-link fencing, maintain existing accessory building separations, and permit fencing on property lines	Approved by PC	April 1990
UC-0096-82	Elementary and junior high school	Approved by PC	July 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Rural (up to 0.5 du/ac) & Open Land (up to 1 du/10 ac)	R-U	Undeveloped
West	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Staff finds the redesign with new classroom buildings, athletic fields, and accessory buildings is architecturally compatible with the existing school facility. The establishment of school facilities complies with School Policy 1 of the Comprehensive Master Plan which states that Clark County will work with the Clark County School District to provide for school facilities. Furthermore, by expanding and upgrading the existing campus and facilities the proposed development complies with the Goals of the South County Land Use Plan which promotes the efficient use of public services and facilities. Staff finds the proposed redesign will not have an adverse or negative impact on the surrounding residential land uses; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES

CONTACT: CCSD REAL PROPERTY, 1180 MILITARY TRIBUTE PL, HENDERSON, NV 89074