

09/05/23 PC AGENDA SHEET

SCHOOL  
(TITLE 30)

RIDGEDALE AVE/PARKDALE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0419-SCHOOL BOARD OF TRUSTEES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce throat depth; and **2)** approach distance.

**DESIGN REVIEW** for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone.

Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-08-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the throat depth along Cloverdale Avenue to 23 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
2. Reduce the approach distance along Cloverdale Avenue to 53 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3046 Ferndale Street
- Site Acreage: 7.8
- Project Type: School addition
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 71,862 (proposed addition)/30,155 (existing)/102,017 (total)
- Parking Provided: 88

### Site Plan

The request is for an additional classroom building for Dearing Elementary School. Records indicate the school was originally constructed in 1964. The plans depict the existing library and classroom buildings located on the west portion of the site will be demolished and replaced with a 2 story building constructed in the current location. The existing 2 story building located on the southeast portion of the site will remain. The school will have a new on-site parking lot on the west side of the site, with driveways off Cloverdale Avenue and Ridgedale Avenue. The driveway on Cloverdale Avenue will be entrance only and requires a waiver for reduced throat depth and a reduced approach distance. The new playground is located in the northeast corner of the site, and will consist of a new kindergarten play area under a new shade structure and a new primary play area with synthetic turf under a new shade structure, new basketball courts, tetherball areas, and foursquare areas. Construction of the school will commence after the 2023-2024 school year and open in the 2025-2026 school year.

### Landscaping

The plans depict new landscaping to be installed throughout the project including along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue, and a portion of Parkdale Avenue. There will also be a 10 foot wide sidewalk constructed along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue and Parkdale Avenue. Trees will not be planted within 20 feet of the school building or within the interior portion of parking lot area.

### Elevations

The building is designed with CMU walls and painted metal accent walls and metal panels. The plans depict a new school addition at 35 feet in height with parapet walls with split face concrete panels with desert color scheme with glazed windows and metal shading awning. The building elevations are a combination of corrugated metal roofs and flat roofs with parapets.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant has stated the school district has determined the existing school building is past its useful lifecycle and needs partial replacement. The new school building will have 36 classrooms and a gross building square footage of approximately 71,862 contained within one (1) two-story building with a north and south wing, with the wings connected on the second story. Level 1 of the building will be approximately 38,927 square feet and level 2 of the building will be approximately 32,935 square feet.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0339-16	Design Review for classroom additions	Approved by PC	July 2016
DR-1485-98	Design review for classroom and library addition	Approved by PC	October 1998

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Design Review

The proposed building will provide additional needed facilities for the existing school. The overall proposed design of the site depicts varying building heights, breaking-up mass of the building, and shifting building placement, which provides transitions between different building scales and intensities. Adequate setbacks have been provided for the buildings. The proposed addition to an existing school provides for a range of educational and recreational opportunities for the immediate community. Staff can support the design review.

#### **Public Works - Development Review**

##### Waivers of Development Standards

Staff has no objection to the reduction in throat depth and approach distance for the ingress only driveway on Cloverdale Avenue. The applicant has moved the existing pan driveway to the east to construct a commercial curb return driveway to help vehicles transition on to the site safely. Although the driveway does not need the minimum throat depth and approach distance, staff believes that with the driveway being ingress only the reduction will not impact traffic.

#### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES, 1180 MILITARY TRIBUTE PL., HENDERSON, NV 89074