

10/04/23 BCC AGENDA SHEET

SCHOOL
(TITLE 30)

STARR AVE/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0519-USA:

ZONE CHANGE to reclassify 19.7 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.

DESIGN REVIEWS for the following: **1)** school; and **2)** finished grade.

Generally located on the south side of Starr Avenue and the west side of La Cienega Street within Enterprise (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

191-04-501-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to zero feet for a driveway along Gillespie Street where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
- b. Reduce throat depth to zero feet for a driveway along Starr Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
- c. Reduce throat depth to zero feet for a driveway along La Cienega Street where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
- d. Reduce driveway departure distance to 119 feet where 190 feet is required (Starr Avenue) per Uniform Standard Drawing 222.1 (a 37% reduction).
- e. Reduce driveway departure distance to 26 feet where 190 feet is required (Neal Avenue) per Uniform Standard Drawing 222.1 (an 86% reduction).
- f. Reduce driveway approach distance to 116 feet where 150 feet is required (Starr Avenue) per Uniform Standard Drawing 222.1 (a 23% reduction).

DESIGN REVIEWS:

1. School.
2. Increase finished grade to 7.2 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 140% increase).

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.7
- Project Type: Public high school
- Number of Stories: 3
- Building Height (feet): 60
- Square Feet: 238,800
- Parking Provided: 505

Site Plan

The proposed career and technical high school is located on 19.7 acres at the southwest corner of Starr Avenue and La Cienega Street. The main entry and driveways to the school are located on Starr Avenue, along with the employee, student, and visitor parking areas. Bus parking and site access is located on La Cienega Street and Neal Avenue, with a drop-off on Giles pie Street. The school building is centrally located on the site, with the main entrance facing north. Courtyards are located on the east and west sides of the building with facilities for career and technical learning, which include an advanced manufacturing and energy technical yard (south) and a kindergarten playground (northwest). Traditional exterior school facilities include a ball field, basketball courts, tennis courts, a shade canopy, and a location for future portable buildings located south of the main instructional building.

Landscaping

The plan depicts street landscaping consisting of varying widths from 15 feet wide to 25 feet wide. In all locations there is a 5 foot wide landscape strip with a 10 foot wide detached sidewalk. Landscaping consists of a mixture of shrubbery adjacent to the curb and trees located interior to the detached sidewalk. Drought tolerant materials are used around the building and within the parking areas. The main portion of the campus is enclosed by 8 foot high chain-link fencing and gates.

Elevations

The plan depicts a 3 story building with a height of 60 feet. The building has varying rooflines and consists of painted CMU and EIFS finish, metal decorative materials, and storefront window and door systems.

Floor Plans

While floor plans are not provided per NRS 393.045, the plans indicate there are 68 classrooms with administrative offices, and gymnasium. The main buildings first floor consists of 114,000 square feet, the second floor consists of 62,000 square feet, and the third floor consists of 57,200 square feet. The central plant consists of 5,000 square feet.

Signage

The plans depict 2 monument signs at the northeast and northwest corners of the site along with 2 wall signs located on the north exterior elevation and student entry portal.

Applicant's Justification

The applicant indicates that the property has been granted a Public Purpose Lease on the site from the Bureau of Land Management, established in 2008. The proposed Career Technical Academy high school is projected to begin construction in Fall 2024 and to open in Fall 2026 to meet the educational needs of community children. The school will be developed to accommodate 1,800 students and staff for grades 9 through 12. There will be a small kindergarten playground to support the educational programming offered at the school. The applicant also indicates that the site was redesigned to incorporate detached sidewalks which reduces the available area for parking while maintaining required program and capacity metrics. It is anticipated that most students will be bussed or dropped-off where the proposed reduced parking will not have an adverse effect on the operation of the school. Lastly, the applicant indicates that there is approximately 22 feet of fall across the site and that leveling some portions of the site is needed to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0575-00	Major project concept plan - expired	Approved by BCC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I) & R-D	Single family residential & daycare facility
South	Low-intensity Suburban Neighborhood (up to 5 du/ac)	R-E & R-2	Single family residential
East	Low-intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential & undeveloped
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	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

Zone Change

This site is designated Open Lands in the Master Plan, and the request is a conforming zone boundary amendment. Part of the request is to reclassify the site into a zoning district that is more appropriate for the proposed use on the site. Staff finds the proposed zoning is compatible with the existing and approved land uses in the area. Staff can support the zone change request.

Waiver 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 #1

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, include varied architectural elements, transitions between differing building scales, and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located on both sides of the building and should allow on-site queuing and circulation of vehicles which may not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1a, #1b, & #1c

Staff has no objection to the reduction in throat depth for the driveways on Starr Avenue, La Cienega Street, and Giles pie Street. Although the driveways do not meet minimum standards, staff finds that the driveways will see equal use, helping to mitigate potential conflicts normally caused by reduced throat depth.

Waiver of Development Standards #1d, #1e, & #1f

Staff has no objection to the reduction in approach and departure distance for the Starr Avenue and Neal Avenue driveways. Although the departure and approach distances do not comply with the minimum standards, staff finds the driveway locations allows for vehicles to safely access the site.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division for the Starr Avenue improvement project;
- Coordinate with Public Works - Development Review for driveway access on Starr Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0266-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of the zone change; denial of waiver of development standards and design reviews.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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