

SCHOOL  
(TITLE 30)

ALTO AVE/WALNUT RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0513-SCHOOL BOARD OF TRUSTEES:**

**ZONE CHANGE** to reclassify 17.8 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to a P-F (Public Facility) (AE-65 & AE-70) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway standards.

**DESIGN REVIEW** for a proposed middle school (Von Tobel Middle School - relocation).

Generally located on the south side of Alto Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-18-302-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce throat depth to 19 feet for a driveway along Alto Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).
  - b. Reduce throat depth to 12 feet for a driveway along Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
  - c. Reduce driveway departure distance to 78 feet where 190 feet is required (Walnut Road) per Uniform Standard Drawing 222.1 (a 58% reduction).
  - d. Reduce driveway radii to 13 feet where 15 feet is the minimum per Uniform Standard Drawing 222.1 (a 13% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 17.8
- Project Type: Public middle school (Von Tobel Middle School - relocation)
- Number of Stories: 1 & 2

- Building Height (feet): 24.5 (Building A)/26.5 (Building B)/43 (Building C)/36 (Building D)/19.5 (Building E)
- Square Feet: 148,395
- Parking Provided: 143

### Site Plan

The proposed relocated Von Tobel Middle School (school) is located on 17.8 acres at the southwest corner of Alto Avenue and Walnut Road. The main entry and driveways to the school are located on Alto Avenue, along with the employee and visitor parking areas. The bus drop-off is located on-site with driveway access to Walnut Road. The school consists of 5 buildings which are centrally located on the site, with the main entrance facing north. Traditional exterior school facilities include a soccer field, basketball courts, tennis courts, shade canopies, and a location for future portable buildings located west of the main instructional building.

### Landscaping

The plan depicts street landscaping consisting of varying widths from 10 feet wide to 36 feet wide. Plans show 10 foot wide attached sidewalk along all streets with trees and landscaping behind the attached sidewalk. Additional trees are located along the west property line. Landscaping consists of a mixture of shrubbery adjacent to the curb and trees. Drought tolerant materials are used around the building and along the street perimeter of the parking area. The main portion of the campus is enclosed by 6 foot or 8 foot high chain-link fencing and gates.

### Elevations

The plan depicts 5 buildings with a height ranging from 19 feet to 43 feet. The building has varying rooflines and consists of painted CMU and EIFS finish, metal decorative materials, a combination of standing seam metal roofing and parapets, along with storefront window and door systems. Additionally, the buildings will meet the requirements for noise reduction within the Airport Environs Overlay District.

### Floor Plans

While floor plans are not provided per NRS 393.045, the plans indicate there are 51 classrooms with administrative offices, and gymnasium. Building A consists of 1 story with 8,898 square feet, Building B consists of 1 story with 15,524 square feet, Building C consists of 2 stories with 89,402 square feet, Building D consists of 2 stories with 34,277 square feet (gym/theater), and Building E (mechanical yard) consists of 1 story with 780 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed school is to provide for the relocation of Ed Von Tobel Middle School, which is currently located at 2436 Pecos Road, and was constructed in 1965. Students will remain on the existing site until the new location is completed. Once, the proposed school is constructed, the existing campus will become a swing campus for other school construction projects in the area.

The proposed relocated middle school is projected to begin construction in fall 2024 and to open in fall 2026 to meet the educational needs of community children. The proposed school will be developed to accommodate students and staff for grades 6 through 8.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Business Employment	R-4, R-2, & R-E	Single family residential & undeveloped
West	Business Employment & 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**

##### Zone Change

This site is designated Business Employment 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

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 the north and east 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

Staff has no objection to the reduction in throat depth for the Alto Avenue driveway and northernmost driveway on Walnut Road. The driveways will be mainly used for school staff and only see traffic twice a day. The applicant provided landscape buffers adjacent to the driveway that will improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

#### Waiver of Development Standards #1c & #1d

Staff has no objection to the reduction in departure distance, and the radii for the egress only driveway on Walnut Road. The driveway is only for buses. Staff finds that the reductions will still allow for the buses to access the site without stacking in the right-of-way.

### **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 review must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0180-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY  
MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074