

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0118-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements; and **2)** reduce driveway throat depth.

DESIGN REVIEW for a school on 37.2 acres in a PF (Public Facility) Zone.

Generally located on the northwest corner of Sky Road and Boulder Lane within Indian Springs.
RM/jud/ng (For possible action)

RELATED INFORMATION:

APN:

059-08-601-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive off-site improvements along Boulder Lane (paving, curb, gutter, sidewalks, and streetlights) where required per Section 30.04.08.C.
 - b. Waive full off-site improvements along Sky Road (paving, curb, gutter, sidewalks, and streetlights) where required per Section 30.04.08.C.
 - c. Allow an attached sidewalk along Boulder Lane where a detached sidewalk is required per Section 30.04.08. C.
2. Reduce throat depth for a driveway along Boulder Lane to 32.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 400 Sky Road
- Site Acreage: 37.2
- Project Type: School (replacement)
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: Building 1 (39,320), Building 2 (43,460) & Building 3 (19,470)
- Parking Provided: 306
- Sustainability Provided: 9.5

Request & Site Plan

This application is for the replacement of Indian Springs Elementary, Middle and High Schools. The schools are currently located on the southeast portion of the site and were constructed in 1963. The construction of the replacement schools will commence after the 2024-2025 school year and open in the 2027-2028 school year. The students will be using the existing school site to minimize disruption in learning. When the construction is completed, the students will begin occupying the new facilities. Phase 1 will consist of the construction of the new school buildings on the southwest portion of the site where it is currently undeveloped beginning summer 2025. Phase 2 will consist of demolishing the old school buildings and constructing a small parking area for the existing pool on the eastern portion of the site where the old school is currently located. Phase 2 and project completion is anticipated by June 2027. There are several existing buildings on the site that will remain and house Clark County Parks & Recreation (CCPR) facilities. The existing CCPR Thunderbird Park, pool and recreation areas are located on the school site but are not a part of the proposed replacement project. The existing track and field, north parking lot, baseball fields, landscape areas north and west of the pool, concessions building, basketball courts and tennis courts located on the school site are also not a part of the proposed replacement project.

The plans depict 32 classrooms, with overall square footage of 102,250 square feet. Building 1 is 39,320 square feet and set back 47 feet from the south property line; Building 2 is 43,460 square feet and set back 31 feet from the west property line; and Building 3 is 19,470 square feet and set back 663 feet from the north property line. The new play and sports area consists of eco-activity areas, new basketball courts, new tetherball circles and new shade structures. Two new parking lots are proposed on the east and south portions of the site. Access to the parking lots is via Sky Road and Boulder Lane respectively. An existing parking lot is located adjacent the existing football and sports field areas; this parking lot will remain. The new parking lots will have a total of 146 parking spaces, including 7 ADA spaces. The overall parking total is 306 spaces including 13 ADA spaces. Student drop-off/pick-up lane is located on the south side of the south parking lot. The south driveway along Boulder Lane is for ingress and egress, with a dedicated 1 way student drop-off/pick-up lane. A bus drop-off/pick-up area is located on the east side of the proposed new school campus adjacent the new south parking lot. There will be 2 bus spaces.

There are 2 proposed retaining walls. One is a 4 foot retaining wall with a 6 foot to 8 foot high chain-link fence on top, 340 feet in length, and located along a portion of the west property line. The second retaining wall is 8 feet high with a 6 foot to 8 foot chain-link fence on top, 309 feet in length, and located along a portion of the north work site between the proposed Building 3 and the track and field. This retaining wall is interior to the site. An existing 6 foot high chain-link fence will remain along portions of the west property line as well as along the entire north property line. Other areas of the project site will have up to 8 foot high new chain-link fences near the newly proposed building areas.

An on-site cul-de-sac is proposed west of the new main driveway, along Boulder Lane. The south driveway along Boulder Lane has a throat depth is 32.5 feet where 100 feet is the minimum required. Hence a waiver of development standards to reduce the throat depth is included with application. Additionally, the plans depict an existing 5 foot wide attached sidewalk along a portion of Boulder Lane from the intersection with Sky Road running west

towards the east driveway of an existing parking lot (parking lot to be demolished during Phase 2 of project). The 5 foot wide existing sidewalk is located mostly on-site with only a portion of the sidewalk in the Boulder Lane right-of-way. The plans show an additional 5 foot wide sidewalk at the back of the existing sidewalk, for a total 10 foot wide attached sidewalk that will continue west towards the main entrance for the new school. A 10 foot wide sidewalk is shown along a portion of Sky Road from the intersection with Boulder Lane to the existing (and remaining) driveway that leads to the pool.

Landscaping

The plans depict an existing tree identification and assessment. There are 93 existing trees, of which 4 trees are recommended by SNWA plant list and 89 trees which are not recommended by SNWA plant list. The applicant is proposing to remove 40 of those not recommended trees from the site. The trees scheduled to remain will be maintained during construction and no equipment will operate inside the tree protected areas. In addition, the applicant is proposing over 100 new shrubs to be planted throughout the site. For school security purposes, trees will not be planted within 20 feet of the building. After the Phase 2 demolition of the existing school buildings and construction of the new east parking lot adjacent the pool, the remaining area will be allowed to return to natural landscaping that includes dust control mitigation.

Elevations

All buildings are 1 story with a maximum height of 45 feet. The buildings are designed with CMU walls, tilt-up concrete walls, and metal window frames. The building elevations are a combination of prefinished arched metal roofs and flat roofs with parapets. The color scheme is mainly desert tones (beige, brown, and white) with accent colors in royal blue, urbane bronze and real red. The shade structures are also in the same color scheme.

Applicant's Justification

The applicant states that due to the rural nature of the Indian Springs community, there are minimal improvements currently existing adjacent the site and abutting residential. Consequently, the applicant is requesting a waiver of development standards for off-site improvements (curb, gutter, streetlights, sidewalks, paving) and detached sidewalks for both Sky Road and Boulder Lane in order to maintain the existing rural nature of the surrounding community.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Land	RS80	Undeveloped
South	Compact Neighborhood (up to 18 du/ac); Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18, CG, & RS5.2	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Single family residential
West	Open Land	RS80	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed school will upgrade the subject site and be an amenity for the community. The buildings utilize 4 sided architecture with varying surface planes to improve the visual quality from all sides of the property. The overall proposed design of the site depicts varying building heights and breaking-up the mass of the building. Adequate setbacks have been provided for the buildings. The proposed site design improves on-site circulation and safety with incorporation of a bus pick-up/drop-off area and an on-site parking lot. The request complies with Policy 2.2.1 of the Master Plan which encourages a range of recreational, educational, and enrichment programs to meet the interests, ages, and needs of residents throughout Clark County. The proposed retaining wall heights will not negatively impact the adjacent properties. Staff understands that for security reasons, some parking lot landscaping with trees is not possible. However, the applicant is providing landscape fingers with shrubs to break-up the mass of the parking lot area. Additionally, the applicant is proposing to remove some landscaping that is not water efficient and replace it with low to very low water consumption landscaping; therefore, staff can support this request.

Public Works - Development Review

Waivers of Development Standards #1a & #1b

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waivers of Development Standards for full off-site improvements for Sky Road and partial off-site improvements for Boulder Lane.

Waiver of Development Standards #1c

Staff cannot support the request to not install detached sidewalks on Boulder Lane. Detached sidewalks along public streets provide a safe pathway for pedestrians by increasing distance from traffic. Additionally, detached sidewalks provide a safer pathway for children to walk to school.

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway on Boulder Lane, as the two driveways should see equal use, further mitigating potential impacts from the reduced throat depth.

Staff Recommendation

Approval of the design review and waiver of development standards #2; denial of waiver of development standards #1.

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

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide water purveyor and underground lines for fire flow requirements.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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