

04/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone.

Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

140-20-401-001 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4497 Kell Lane
- Site Acreage: 1.5 (portion)/12.5 (site)
- Project Type: Temporary modular buildings
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 46,080 (total)
- Parking Required/Provided: 147/268

History, Site Plans, & Request

A design review (DR-19-0042) was approved in March 2019 by the Board of County Commissioners for temporary modular buildings in conjunction with Lomie G. Heard Elementary School. The buildings have been installed and used since then. A condition of approval required a review in 5 years and this application is submitted to satisfy the condition.

The approved plans depict a temporary modular campus consisting of 35 modular buildings totaling approximately 46,080 square feet. There are 28 modular classroom buildings, 1 modular administrative office building, and 6 modular restroom buildings. The campus is located on the northwestern portion of the site. All the buildings are set back a minimum of 20 feet from the northern and western property lines. A parking area where 8 new parking spaces were added is located on the southeastern portion of the campus. The site has access to Lamb Boulevard and

Kell Lane via cross access with the existing school. The modular buildings are used while the nearby elementary schools are under construction.

Landscaping

New trees were shown on the approved plans and have been planted in an existing 10 foot wide landscape area adjacent to an existing attached sidewalk along Lamb Boulevard and Kell Lane.

Elevations

Each building is 15 feet in height with siding, skirting, and decorative trim. Air conditioning units will be mounted on the roofs which have a 12 inch by half inch roof pitch.

Floor Plans

The typical modular building is 60 feet by 23 feet 8 inches and are capable of being separated into 2 classrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0042:

Current Planning:

- 5 years to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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)

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

Applicant's Justification

The applicant has stated that this review was a requirement of DR-19-0042. They also expect to continue to use the modular structures until 2028.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0042	Modular classrooms	Approved by BCC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0801-15	Public school (elementary)	Approved by BCC	January 2016
ZC-1080-06	Reclassified the subject property from RUD to P-F zoning for an elementary school	Approved by BCC	September 2006
ZC-1605-05	Reclassified the subject property from R-E to RUD zoning - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Compact Neighborhood (up to 18 du/ac), & Business Employment	RS5.2, RS2, IP, & RS3.3	Single family residential & vacant
South	City of Las Vegas, Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Vacant, manufactured home park, multiple family dwellings, & shopping center
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Public Use	PF	Cortez Elementary School

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**

A 5 year review as a public hearing was required as a condition of approval of DR-19-0042 at the March 6, 2021 Board of County Commissioners' meeting. The applicant has demonstrated compliance with conditions and that the property is not impacting the surrounding neighborhood, community, or streets.

Staff realizes the need of these modular buildings while the nearby elementary schools are under construction. Therefore, staff supports the request with an additional review until December 31, 2028 to assess the continued need of these buildings.

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

- Until December 31, 2028 to review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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:

PROTEST:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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