

04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway throat depth; **2)** reduce driveway departure distance; and **3)** allow alternative sidewalk ramps.

DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone.

Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action)

RELATED INFORMATION:

APN:

161-04-317-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth for a bus driveway along Winterwood Boulevard to 5.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
2. Reduce the departure distance between a bus driveway along Winterwood Boulevard and an intersection to 76 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
3. Allow alternative sidewalk ramps where compliance with Uniform Standard Drawing 235 is required.

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2001 Winterwood Boulevard
- Site Acreage: 7.9
- Project Type: School
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: Building A 23,998 (single story)/Building B 58,073 (2 stories)
- Parking Required/Provided: 60/90
- Sustainability Required/Provided: 7/7

Request

The school was originally constructed in 1972 and during the most recent 2022-2023 school year had a capacity of approximately 559 students. The current 2023-2024 school year has a projected enrollment of 496 students. The existing school will be demolished, and the replacement school constructed in the current location. Construction of the school will commence after the end of the 2024-2025 school year and will open in the 2026-2027 school year. The students will be transported to a temporary swing campus during construction. The existing Winterwood Park adjacent to the school is not a part of this project; however, the school district is coordinating with Clark County Parks & Recreation (CCPR) in order to retain access to the park via the school site.

Site Plans

The plans depict 2 buildings; Building A is 1 story and is located along the east side of the property, 193 feet south of the north property line. Building B is located along the west side of the property, set back 143 feet from the south property line, and has both single story and 2 story elements. The 2 story portion of Building B has been placed in a more central location on the site, set back 142 feet from the north property line. The parking lot has 2 driveways along Winterwood Boulevard, with the south driveway ingress-only and the north driveway egress-only. The north driveway is aligned with Aston Avenue. The south driveway has a throat depth of 78.5 feet where 75 feet is the minimum. The new on-site parking lot will have a total of 90 parking spaces, including 4 accessible parking spaces. Two electric vehicle (EV) parking spaces will be installed, and 15 EV capable parking spaces will be provided. A 6 foot high rolling gate will be installed between the designated school parking and the public parking for the park. Twelve parking spaces (including 3 accessible parking spaces) have been reserved for public use. These parking spaces are located on the southeast corner of the site.

A school bus drop-off/pick-up lane will be located along Winterwood Boulevard. The bus lane will be 1 way with the entrance to the bus lane located approximately 76 feet from Citroen Street. The plans show the bus lane ingress driveway has a throat depth of 5.5 feet where 25 feet is required and a departure distance of 76 feet 4 inches where 190 feet is required. Waivers of development standards to reduce the throat depth and departure distance are included in this application. Furthermore, the plans depict alternative ADA access ramps at the ends of the bus drop-off/pick-up island.

The playground will consist of a new kindergarten play area, with a shade structure, a new primary play area with synthetic turf under a shade structure, an open synthetic turf play area, basketball courts, tetherball areas, and foursquare areas. These areas are located on the north and west sides of the site. Also, along the west side the site the plan includes a potential area for use of portables in the event they are needed at a future time.

Landscaping

The plans depict landscaping along Winterwood Boulevard, the south property line and a portion of the north property line. A 25 foot wide landscape strip with large trees planted 30 feet on center is depicted along the north side of the synthetic turf, adjacent to the residential uses. An additional 10 foot wide landscape strip is located along the southwest side of the site with large trees planted 30 feet on center. Parking lot landscaping with trees is provided along the south

side of the parking area, adjacent to the existing park. Additional landscape islands with shrubs are located in the central parking area. Due to security reasons, trees will not be planted within 20 feet of any building or within the central parking lot landscape islands.

Elevations

Building A is a single story building with a maximum height of 35 feet. It consists of a multi-purpose room and administrative wing. Building B, which consists of classrooms, has both single story and 2 story elements. The single story portion of the building is 22 feet high and the 2 story portion of Building B has a maximum height of 35 feet and is placed in a more central location on the site. A screened outdoor staircase is partially visible from the north elevation. The music room's overhead doors are located within the school's interior courtyard and will not be visible from any public right-of-way or residence. The buildings are designed with CMU walls, painted cementitious plaster finish, painted metal panels, and metal shade canopies. The building elevations are a combination of standing seam metal roofs and flat roofs with parapets.

Floor Plans

Building A is 23,998 square feet and Building B is 58,073 square feet for a total of 82,071 square feet for the overall school. The school will have 37 classrooms, not including the 4 future portable buildings with 2 classrooms each. The portable classroom buildings are 1,440 square feet each.

Signage

The new design also includes a freestanding 216 square foot metal sign (34 feet high by 6 feet wide), cast-in-place located along the south side of the school, near the main entrance, and set back more than 134 feet from the south property line. This sign is facing the parking lot. Additionally, a 600 square foot wall sign is located on the front of the school and indicates the school's name.

Applicant's Justification

The applicant states the design and construction of the school will enhance the School District's ability to accommodate the educational needs of the children in the area. An increase to throat depth would create the loss of multiple parking spaces (including the parking requesting by CCPR for the park), loss of programmable area, several feet of landscaping and a parking lot landscape island.

Furthermore, the applicant states alternative sidewalk ramps are necessary since the required island is not wide enough to accommodate standard ramps. The trees along the north property line provide further buffering and screening to the outdoor staircase partially visible from the north elevation, as well as the music room's overhead doors located within the school's interior courtyard. However, the overhead doors indicated on the elevation plan are not visible from any public right-of-way nor any residence.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-98	Addition to an existing elementary school	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RM18	Single family & multiple family residential
South	Public Use	PF	Winterwood Park

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

Design Review

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 other 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 and off-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. 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.

This project is providing seven sustainability points by proposing to utilize water efficient landscaping; a cool roof providing a minimum of 104 solar reflectance index (SRI); design efficiencies with provision of amenity zone shade structures, daylighting, low emissivity glass and shading at entrances; and alternatives including solar panels, use of electricity with the exception of 1 gas water heater that reduces the carbon footprint, and the use of synthetic turf for conservation of water usage. Therefore, staff can support this request.

Waivers 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.

Public Works - Development Review

Waivers of Development Standards #1 and #2

Staff has no objection to the reduction in throat depth and departure distance for the northernmost driveway on Winterwood Boulevard as the driveway is for busses only and will only see traffic twice per day.

Waiver of Development Standards #3

Staff can support the modified sidewalk ramps for the bus parking island along Winterwood Boulevard, however, further review will be required during technical review.

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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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