

ELEMENTARY SCHOOL
(TITLE 30)

SPIRIT LN/COUGAR DR
(LAUGHLIN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:

USE PERMIT for a school (elementary school).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** an elementary school building; and **2)** alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

264-15-201-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 41.5 feet where a maximum of 35 feet is permitted per Table 30.40-1 (a 19% increase).
2. Reduce throat depth for a driveway along Spirit Lane to 29.5 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 60.7% reduction).

DESIGN REVIEWS:

1. Elementary school building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 1900 Cougar Drive
- Site Acreage: 80 (portion)
- Project Type: Elementary school
- Number of Stories: 2

- Building Height (feet): Up to 41.5 (school building)/23 (shade structures)
- Square Feet: 25,500
- Parking Required/Provided: 291/529

Site Plans

The plans show a proposed elementary school building located between the existing junior high/high school buildings and the existing football field and track, approximately 270 feet south of the north property line. Access to the new building will be from Spirit Lane via a one-way ingress and a one-way egress drive. The existing parking lot to the north of the proposed building will be redesigned to allow for a vehicular drop-off lane and a bus drop-off lane. A total of 529 parking spaces are provided for the overall school campus where a minimum of 291 parking spaces are required. New playground areas with fabric shade structures are located to the south of the proposed building, and also within a courtyard of the existing building to the west. New 6 foot high chain-link fences are also shown to enclose the playground areas and secure the campus. The ingress drive-off of Spirit Lane will have a throat depth of 29.5 feet where 75 feet is required.

Landscaping

The existing street landscaping along Spirit Lane will remain the same and untouched. Additional landscaping consisting of various trees and shrubs will be provided around the new building and within the existing courtyard of the building to the west. Landscaping within the parking lot to the north will not comply with Figure 30.64-14 since landscape islands are not provided at the terminus of parking rows and are not installed every 6 spaces. However, there will be more trees than what currently exists.

Elevations

The plans depict a 2 story, elementary school building that ranges in height from 26.5 feet to 41.5 feet due to the sloped grade. Building materials consist of concrete masonry, stucco, composite accent panels, and clerestory windows. Screening is provided around the rooftop mechanical equipment and a canopy is located at the entrance to the building. The steel framed, fabric shade structures over the playground areas are 23 feet tall.

Floor Plans

The proposed building is 25,500 square feet consisting of an auxiliary gym and classrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed building is part of the School District's project to relocate Bennett Elementary School to the existing Junior/Senior High School campus. Additionally, the applicant indicates that although a reduction in throat depth is being requested, the proposed throat depth is longer than the 15 foot throat depth that currently exists. Landscaping in the parking lot will not meet Figure 30.64-14 for school security reasons. Construction will begin after the 2022-2023 school year with completion anticipated during the summer of 2024.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0442-89	High school with associated athletic facilities and accessory buildings	Approved by PC	December 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-U & R-2	Undeveloped & single family residential
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	R-U	Undeveloped
East	Open Lands	P-F	Undeveloped
West	Urban Neighborhood (greater than 18 du/ac), Corridor Mixed-Use, & Open Land	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed use will not adversely impact the surrounding area. The site is already being used for junior high and high school purposes and the surrounding properties are currently undeveloped. The request complies with Policy 2.2.4 of the Master Plan which promotes seeking opportunities to develop and maintain multi-purpose, multi-generational, and/or other types of shared use facilities in order to efficiently locate community facilities.

Waivers 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.

Waiver of Development Standards #1

Staff can support the request to increase building height as the additional height is only needed for portions of the building consisting of a “roof monitor” and screening for mechanical equipment. Additionally, the building is built into a slope where the building height reduces to a single level at a height of 18 feet. Due to differences in grade on-site, visually the building will appear similar in height to the other buildings on the site. Additionally, with the sloped grade considered, the average building height will be near the maximum 35 feet allowed in the R-U zone.

Design Reviews

Staff finds the proposed building compatible to the surrounding area and that the additional landscaping proposed in conjunction with the building will help beautify the school campus. Modifications to the parking area will allow for better on-site circulation with the additions of a vehicular drop-off lane and a bus drop-off lane. Staff can also support the alternative parking lot landscaping since the proposed landscaping will result in more trees in the parking lot than exists today, and the applicant has stated that any additional trees will result in security issues.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the driveway on Spirit Lane. The applicant provided additional landscape buffers adjacent to the driveway. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit 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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 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;
- Construct a minimum 10 foot wide asphalt pedestrian path on the Cougar Drive alignment from Bruce Woodbury Drive to the school;
- Coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for the pedestrian path.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Laughlin - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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