

September 20, 2023

VIA UPLOAD

City of Las Vegas
Department of Community Development
495 S. Main Street
Las Vegas, NV 89101

Re: Site Development Review, Variances and Master Sign Plan for
The Replacement of Walter Bracken Elementary School
Project #23-0485
Revised Justification Letter

Pursuant to Sections 19.10.020, 19.10.020 (G)(2), 19.10.020 (G)(1), 19.10.020 (G)(3) and 19.12 of Title 19 of the City of Las Vegas Unified Development Code, the Clark County School District (District) respectfully requests approval of a Site Development Plan Review, Variances and *Master Sign Plan* for the replacement of Walter Bracken Elementary School (School). The School is located at 1200 North 27th Street, Las Vegas, Nevada, 89101; Assessor's Parcel Number 139-25-202-001 and is approximately 7.32 acres. The School site is zoned C-V (Civic).

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1961 and during the last school year (2022-2023) had a capacity of approximately five hundred twenty-four (524) students. The 2023-2024 school year has a projected enrollment of five hundred forty-six (546) students. Construction of the new School will commence after the 2023-2024 school year and open for the 2025-2026 school year. The existing School will be demolished and the replacement school constructed in the current location. The students will be transported to a temporary swing school while construction is ongoing.

The School will consist of one building with 33 classrooms, a first floor of 50,800 square feet (SF), a second floor of 32,090 SF and a total gross building square footage of 82,890 SF. The building is a combination of single story and two-story elevations. The building height varies from 14'-0" to 36'-6". A variance to allow a 36'-6" building where 35-feet is the maximum is requested. The building is designed with CMU and painted Stucco walls, EIFS and metal panel accents. The rooflines are a combination of parapet walls and standing metal roof. This alternate building placement allows for new play areas and landscaping to be placed on the south side of the site as well as a larger on-site parking lot on the north side of the site.

The existing parking lot for the School is located on the north side of the site and contains 77 on-site parking spaces, including 5 mobility impaired spaces. The new parking lot has been redesigned to provide a total of 101 on-site parking spaces, including 5 mobility impaired, *where 123 spaces are required*. The new parking lot will be located off on the north side of the site with driveways off N. 27th Street and Searles Avenue. There will also be a drop-off/pick-up lane on-site located on the north side of the site adjacent the new parking lot.

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The parking lot's westerly driveway on N. 27th Street is located on the northwest portion of the site and has an approach distance of 91'-6" from the intersection with Searles Street. The throat depth is 24'-4" where 25'-0" is the minimum required. The parking lot's northerly driveway on Searles Avenue is located on the northeast side of the site and has a departure distance of 317'-0" from the intersection with N. 27th Street. The throat depth is 16'-2" where 25'-0" is the minimum required. An increase to throat depths for these driveways would necessitate the loss of programmed outdoor space, building area, required parking spaces and space for the loading and mechanical yard areas.

One (1) new bus drop-off/pick-up area will be located on-site on the western side of the site located off N. 27th Street. There will be eight (8) bus spaces available at the new bus drop-off/pick-up area. The southern driveway is ingress-only and has a departure distance of 92'-4" from the intersection of Jansen Avenue. The throat depth is 0'-0" where 25'-0" is the minimum required. Variances for departure distance and throat depth are requested. The northern driveway is egress-only and has a throat depth of 0'-0" where 25'-0" is the minimum required. A variance for throat depth is requested. A fire access lane is provided off bus lane on the west side of the project.

Currently, there are no landscape buffers along the west and north property lines. *There is a 6' Nevada Power easement that runs along the east property line and landscaping is prohibited within this easement.* New landscaping will be installed throughout the project including along N. 27th Street and Searles Avenue. The new School design includes new landscaping throughout the campus, a 10-foot attached sidewalk along N. 27th Street and Searles Avenue as well as an 8-foot landscaping buffer along the eastern and southern property lines. For School security, trees will not be planted within 20' of the building and landscaping will be greatly reduced in the parking lot. The new design also includes landscaping, tortoise habitats and an outdoor classroom area along the eastern property line. The new play/sports area will consist of a soccer field, new basketball courts, four-square boxes, tetherball and new shade structures adjacent the basketball, soccer field, outdoor classroom and kindergarten playground. A variance to reduce the perimeter landscape buffer along portions of the west, east and north property lines are requested. Additionally, a variance to allow no trees in the parking lot is requested.

The site plan includes a potential area for use of portables in the event they are needed at a future time. The portables are typical at 5,750 square feet and a maximum height of 15'. The total on-site parking provided includes the required parking for the potential portables. Please note that the 123 required parking spaces calculation includes the potential portables (8 classrooms), where the project would otherwise exceed Title 19 requirements.

Proposed signage is included with this entitlement package. There are five (5) proposed wall signs. Four (4) wall signs will be 12" cast aluminum bottom-rail mounted letters and numbers located on the north and west elevations identifying the school name and address number. There will also be an area at the north main entrance for a proposed animated wall sign similar to what the District has proposed and had approved on other school sites. The proposed animated sign consists of an eight foot three inch by four foot five inch (8'-3" x 4'-5") wall mounted sign, a portion of which includes an LED display. The sign will be animated with minimum 6-second message displays and transition times between messages shall be no more than 2-seconds. The proposed animated sign would also exceed the 200-foot residential adjacency standard relating to the residential to the north across Searles Avenue. Due to the angle of the building, landscaping buffers and installation height of the proposed animated sign, the residential located 178'-9" west across N. 27th Street should effectively be screened from visibility. *The total sign square footage on the west elevation for the proposed wall signs is 31.12 sq. ft., or 0.292%, of a total elevation area of 7,695 sq. ft. The total sign square footage on the north elevation for the proposed wall signs is 67.55 sq. ft., or 0.877%, of a total elevation area of 10,650 sq. ft. Both of these percentages*

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the 10% maximum allowed pursuant to Title 19.08.120. The proposed animated sign will convey School related information to parents and students.

Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.

The District believes the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,

A handwritten signature in blue ink that reads "P. Marshall".

Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Brett Anderson, knit Architects
Markella Garanyants, CCSD Construction Management
File

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