



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER:
SCHOOL BOARD OF TRUSTEES

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0551-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
23-0551-VAR2	Staff recommends DENIAL, if approved subject to conditions:	23-0551-VAR1
23-0551-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0551-VAR1 23-0551-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 1197

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0551-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow buildings to be placed on the site interior where required to be placed along the street frontages.
2. A Variance is hereby approved, to allow zero-foot perimeter landscape buffers along portions of the west, east and south property lines where 15 feet is required.
3. A Variance is hereby approved, to allow 15 parking lot trees where 75 trees are required.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0551-SDR1) shall be required, if approved.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0551-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 327 parking spaces where 360 spaces are required.
2. A Variance is hereby approved, to allow three loading spaces where four loading spaces are required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0551-SDR1) shall be required, if approved.

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4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0551-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0551-VAR1 and VAR2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 11/14/23 and building elevations, date stamped 10/17/23, except as amended by conditions herein.
4. All perimeter buffer and parking lot trees shall be of a minimum 24-inch box size.
5. The applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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8. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
9. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Marion Drive Multi-Use Bridge over Las Vegas Wash Feasibility Study (MWB037) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Comply with the approved Traffic Impact Analysis (#76213). Additionally, modifications to pavement markings along Marion Drive and Harris Avenue shall be made to address the new operation of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Clark County School District (CCSD) is requesting entitlements to replace the existing Dell H. Robison Middle School with a new high school campus on 18.77 acres at the northeast corner of Harris Avenue and Marion Drive, currently addressed as 825 Marion Drive.

ISSUES

- The proposed campus will include an area for 20-40 preschool or kindergarten students that is part of the unique programming of this school. Both primary and secondary school uses are permitted by the existing C-V (Civic) zoning district.
- A Variance (VAR1) is requested to allow several deviations from C-V zoning district building placement, perimeter landscaping and parking lot landscaping standards, as the site is adjacent to protected single family residential uses. Staff recommends denial.
- A Variance (VAR2) is requested to allow 327 parking spaces where 360 spaces are required for the proposed development. In addition, the applicant is requesting three loading spaces where four loading spaces are required. Staff recommends denial.
- If approved, a new address plan for the school may be required, as the current buildings would be demolished.
- A condition of approval was added to ensure all provided trees will be at least 24-inch box size or larger, as the provided landscape plan indicates tree dimensions only.
- Per Title 19.08.040.G, chain link fencing may be approved as part of an overall development plan. Chain link fences of eight feet in height are proposed along the east and a portion of the south property lines. Staff deems the replacement of existing perimeter fencing with chain link fencing to be appropriate, as visibility into the site is desirable for safety and security reasons.

ANALYSIS

This site is located within the East Las Vegas plan area of the Las Vegas 2050 Master Plan. This area is generally characterized by higher density development with a mix of residential housing types in an area of aging infrastructure. A formal area plan entitled *Nuestro Futuro Este Las Vegas!* was adopted in June 2023 to provide specific recommendations for current improvement and future development in this area.

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The 2050 Master Plan's Equitable Education goal notes that East Las Vegas experiences the lowest rates of educational attainment throughout the City, underscoring that educational outcomes vary widely geographically and between different cohorts. CCSD and the Nevada Department of Education note that Robison Middle School and Desert Pines High School are among the underperforming secondary schools serving East Las Vegas. The School Siting goal of the Las Vegas 2050 Master Plan notes that CCSD's 2015 Capital Improvement Plan includes the need for the City to work with CCSD on recommended school construction at locations that are safe accessible, and equitable; that additional capital funding for new schools is needed, especially in underperforming areas; that magnet, special; and alternative schools are equitably distributed; and that more school and educational choices can balance CCSD's school needs. Thirty-eight percent of East Las Vegas residents ranked school improvements as a top priority in the East Las Vegas Community Survey conducted as part of the *Nuestro Futuro Este Las Vegas* special area plan. Ultimately, the replacement and conversion of Robison Middle School into a choice high school and the corresponding rebalance in zoning achieves implementation strategies and educational outcomes of the Las Vegas 2050 Master Plan and accomplishes the recommendations of the *Nuestro Futuro Este Las Vegas* Plan to "Empower Entrepreneurship" by strengthening intergenerational educational opportunities.

The site is zoned C-V (Civic) with a PF (Public Facility) General Plan designation. The C-V zoning district allows any use operated or controlled by city, county, state or federal government, including schools operated by CCSD. Public or Private School, Primary and Public or Private School, Secondary is a permitted use in the C-V zoning district per Title 19.10.020(B). A "secondary school" is defined as an institution that provides 9th through 12th grade education. A "primary school" is defined as an institution that provides kindergarten through 8th grade education.

The current middle school development is proposed to be replaced with a new early college choice high school with 32 classrooms in two, one and two-story buildings, a mechanical yard and building, multipurpose playing field, fitness trail and recreation courts. An additional eight portable classrooms are shown as part of the ultimate site buildout. These are not anticipated to be needed initially, but are factored into the parking requirement and overall gross floor area total. Preschool or kindergarten educational programming for 20-40 students based on the school district's needs will be offered at this school, but not both. The "Early College Choice" concept concentrates on early college coursework as its core focus.

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Vehicle drop-off and pick-up areas will be provided onsite with two-way access from Marion Drive and Harris Avenue. Preschool or kindergarten drop off would be exclusively from Harris Avenue. A bus drop-off zone is provided onsite along with access from Marion Drive. Fire lane access is provide around the school building and bus drop-off areas. CCSD indicates that a significant number of students at the proposed school will be bused in rather than using student parking or personal vehicle drop-off modes.

According to CCSD, the current development constructed in 1975 is past its useful lifecycle and requires replacement. The most recent (2022-2023) enrollment at Robison Middle School was 1,276 students. The projected enrollment for the same school during the 2023-2024 school year is 700 students. If approved, construction of the replacement school would begin after the 2025-2026 school year and be targeted for completion in time for the beginning of the 2027-2028 school year.

The Las Vegas 2050 Master Plan encourages the City to support CCSD in fast-tracking school construction in infill locations such as this one and to avoid barriers to school expansion and replacement. However, while staff is generally supportive of new school development, there are several design-related issues that prompt staff to recommend denial of the submitted applications.

Variance of C-V District Standards

Per Title 19.10.020, the development standards for a C-V zoned property are established by approval of a Site Development Plan Review. However, when adjacent to a residential use in the U (Undeveloped), R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot) or R-2 (Medium-Low Density Residential) zoning districts, additional standards are applied. Those standards include the maximum building height of the R-E District, the landscape buffer standards of the P-O (Professional Office) District, and Title 19.08 commercial and industrial parking design standards. If the proposed project does not conform to these specific standards, a Variance is required. In this case, the school property is adjacent to single-family residential uses zoned R-1 to the north and east, R-E and C-V to the south, and R-PD6 (Residential Planned Development - 6 Units per Acre) to the west. The applicant is requesting a Variance to allow several deviations from C-V (Civic) zoning district building placement, perimeter landscaping and parking lot landscaping standards.

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As proposed, a Variance (23-0551-VAR1) is requested for the following:

- Building placement - Buildings are proposed to be located away from street frontages where required to be at the front as required by Title 19.10.020.
- Perimeter landscape buffers - The applicant is proposing a minimum buffer width of zero feet along portions of the west, east and south frontages where 15 feet is required by Title 19.08.050.
- Parking lot landscaping - Within the parking area, 15 trees are proposed to be provided where 75 trees are required by Title 19.08.110. These trees are required to be evergreen or deciduous shade trees.

With regard to building placement, CCSD schools are designed to integrate the building, playground and playing field areas to protect students from intervening traffic and the risks associated with multiple public access points to the site. In this case, the parking and recreation areas are appropriate to be placed at the corner and perimeter areas of the site.

The proposed 35-foot tall building meets the maximum height allowance for projects in C-V zoning districts adjacent to existing residential development. Although buildings in C-V zones are not subject to residential adjacency standards, staff notes that the 3:1 Proximity Slope that otherwise would apply would not be met along the north property line. The building is proposed to be set back 83 feet from the north property line where approximately 91 feet would normally be required.

A portion of the attached 10-foot wide sidewalks are located onsite, which causes the provided landscape buffers along Marion Drive, Harris Avenue and Greenbrook Street to be detached from the site perimeter. These buffers are therefore considered to be a minimum of zero feet in width. A minimum 29-foot buffer is provided along the north property line adjacent to existing single-family properties. CCSD has honored staff's request to provide additional trees in this buffer; these trees are shown on the submitted landscape plan. The playing fields are adequately buffered from the street edge and residential development.

With regard to parking lot trees, the Security Systems Department of CCSD Police Services requires that placement of landscaping not create a visual barrier for security cameras on school grounds or block police access to the cameras. Accordingly, CCSD is not proposing trees in the interior portions of the parking lot where they could block visibility for surveillance purposes. Additional trees could be provided at the edges of the parking area. Both the Las Vegas 2050 Master Plan and *Nuestro Futuro Este Las Vegas* Special Area Plan note the impact of the urban heat island effect on East Las Vegas; the *Nuestro Futuro* Plan specifically recommends a "Greener East Las Vegas" by planting more trees and improving drought tolerant landscaping to help reduce the impacts of the urban heat island effect in East Las Vegas.

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Although staff finds the site design resulting from these deviations to be generally compatible with adjacent development, it supports parking and landscape standards for new development, and therefore recommends denial of 23-0551-VAR1.

Variance of Parking Standards

A second Variance (23-0551-VAR2) is requested to allow 327 parking spaces where 360 spaces are required, based on 40 classrooms--a nine percent deviation. If the proposed eight portable classrooms are not included as part of the ultimate buildout of the site, a sufficient number of spaces could be provided. Although CCSD has indicated in previous discussions that portable classrooms may possibly not be added in the future, staff requires all improvements to be shown on the site plan at full buildout. In addition, only three loading zones are provided where four are required to serve the total building area of 134,066 square feet. According to CCSD, normally only one vehicle uses the loading spaces at any given time; use of the loading spaces is typically limited to once in the morning for food delivery and once in the afternoon for other deliveries.

As code requirements could be met by reducing the number of classrooms, the hardship is determined to be self-created. The portable classrooms do not affect the required number of loading spaces. Staff therefore recommends denial of this Variance.

Other Considerations

The Traffic Engineering Section of the Department of Public Works will require compliance with the approved Traffic Impact Analysis for this site (TIA76213). Traffic projections for the proposed development were not provided, as student enrollment is expected to significantly drop from the 2022-2023 school year, meaning that capacity on adjacent streets is not expected to decrease and traffic in the area is expected to decrease accordingly.

Recommendations

The proposed primary school replacement would provide unique and improved educational facilities for its students and faculty. However, the development as designed does not meet C-V (Civic) zoning district requirements and does not allow for sufficient parking facilities when portable classrooms are factored in. The proposed development is therefore deemed to be incompatible with the surrounding development. Staff recommends denial of the requested Variances and Site Development Plan Review, subject to conditions if approved.

FINDINGS (23-0551-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship failing to conform to C-V (Civic) District development standards. An alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0551-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

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Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by providing insufficient parking and loading spaces for the number of classrooms proposed. A reduction in the building size and number of classrooms would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0551-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed primary school development is not compatible with the existing adjacent residential and quasi-public development, as the design prevents conformance with several key development standards, including parking, parking lot landscaping, and perimeter landscape buffering.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

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In general, the Las Vegas 2050 Master Plan encourages new school development, as it addresses the issues of overcrowding and future growth. The applicant requests a Variance to allow several deviations from the C-V (Civic) zoning district requirements for properties adjacent to single family residential development. A Variance to allow a reduction in required parking is also requested. The *Nuestro Futuro Este Las Vegas!* Area Plan emphasizes a “Greener Las Vegas” as one of its core ideas, including the need to plant more trees and improve drought tolerant landscaping to help reduce impacts of the urban heat island effect in East Las Vegas. If approved, additional trees should be planted at the edges of the parking lot to compensate for those not placed on the interior of the parking area.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Vehicular access to the site is proposed from Marion Drive, a 65-80-foot wide Major Collector Street and Harris Avenue, a 60-foot wide Local Street. Site circulation is logical and is not anticipated to negatively impact traffic in this area.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building will feature decorative stone veneer exteriors with painted metal canopies and screens. New landscaping will consist of drought-tolerant trees and shrubs. The proposed materials are appropriate for this area and the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building will vary in colors and materials, feature patterned windows and contain rooflines of varying height. The mass of the building will be broken up with variations in wall planes for visual interest. The proposed architectural design will be harmonious and compatible with adjacent residential development.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

All proposed development will be subject to review and inspection by the appropriate authorities to assure that it is constructed in a manner that will not endanger the public health, safety or general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/24/63	The Board of City Commissioners approved a request for a Rezoning (Z-0093-63) from R-R (Rural Residence) to R-E (Residence Estates) on this site as part of a larger request.
10/04/00	The City Council approved a request for a Rezoning (Z-0070-00) from R-E (Residence Estates) to C-V (Civic) on 19.21 acres at 825 Marion Drive. The Planning Commission and staff recommended approval.
10/18/00	Department of Planning and Development staff administratively approved a request for a Site Development Plan Review [Z-0070-00(1)] for a proposed 14,726 square-foot addition to an existing 121,703 square-foot middle school (Dell H. Robison) on 19.21 acres at 825 Marion Drive.
06/06/03	Department of Planning and Development staff administratively approved a request for a Site Development Plan Review (SDR-1881) for a proposed addition to an existing modular building on 18.77 acres at 4794 Harris Avenue.
11/06/23	Traffic Engineering Section staff approved and finalized a Technical Traffic Impact Analysis (TIA76213) for Robison Choice High School at the northeast corner of Harris Avenue and Marion Drive.

<i>Most Recent Change of Ownership</i>	
06/16/65	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with this site.	

<i>Pre-Application Meeting</i>	
10/09/23	A pre-application meeting was held with the applicant to discuss submittal requirements for Site Development Plan Review and Variance applications. It was determined that a Master Sign Plan would not be needed, as all signs will meet C-V sign standards.

<i>Neighborhood Meeting</i>	
12/05/23	A neighborhood meeting was not required. However, the applicant held a voluntary neighborhood meeting at Dell Robison Middle School, Room 500, 825 Marion Drive, Las Vegas, Nevada, beginning at 6:00 p.m.

Field Check	
10/31/23	The site contains an existing middle school consisting of two buildings, portable classrooms, four shade structures and a well maintained playing field. Chain link fencing surrounds the site. Parking is located onsite along Marion Drive. Adjacent sidewalks are six feet wide with no amenity zones. Some graffiti was detected on the main building facing Marion Drive.

Details of Application Request	
Site Area	
Net Acres	18.77

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Public or Private School, Primary	PF (Public Facility)	C-V (Civic)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Residential, Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
	Public Park or Playground and Drainage Channel	PF (Public Facility)	C-V (Civic)
East	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development - 6 Units per Acre)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
C-V (Civic) District	Y
RP-O (Rural Preservation Overlay) District (330-foot buffer area)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10 and the proposed development plans, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	817,621 SF	N/A
Min. Lot Width	N/A	585 Feet	N/A
Min. Setbacks			
• Front (Marion Dr)	N/A	424 Feet	N/A
• Side	N/A	83 Feet	N/A
• Corner	N/A	173 Feet	N/A
• Rear	N/A	432 Feet	N/A
Max. Lot Coverage	N/A	17 %	N/A
Max. Building Height	2 Stories/35 Feet	2 Stories/35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to Title 19.10, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	43 Trees	N/A
• South	N/A	N/A	41 Trees	N/A
• East	N/A	N/A	7 Trees	N/A
• West	N/A	N/A	26 Trees	N/A
TOTAL PERIMETER TREES		N/A	117 Trees	N/A
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	75 Trees	15 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		29 Feet	Y
• South	15 Feet		0 Feet	N*
• East	15 Feet		0 Feet	N*
• West	15 Feet		0 Feet	N*

*The applicant requests a Variance of this standard.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Marion Dr	Major Collector	Master Plan of Streets and Highways Map	65-80	Y
Harris Ave	Local Street	Title 13	60	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Secondary	40 classrooms [including 8 future portable CRs]	9 spaces per classroom	360				
TOTAL SPACES REQUIRED			360		327		N*
Regular and Handicap Spaces Required			363	8	319	8	N*
Loading Spaces	128,306 SF	3 spaces, plus 1 space per 100,000 SF over 50,000 SF	4		3		N*
Percent Deviation			9%				

*The applicant requests a Variance of this standard.