



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT
FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0395-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
23-0395-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
23-0395-VAR3	Staff recommends DENIAL, if approved subject to conditions:	
23-0395-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0395-VAR1 23-0395-VAR2 23-0395-VAR3

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 469

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0395-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; to allow a zero-foot perimeter landscape buffer along portions of the north, south and west property lines where 15 feet is required; and to allow nine parking lot trees where 23 trees are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVCM Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0395-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 99 parking spaces where 123 spaces are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVCM Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0395-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 10-foot Shared Use Trail path with no amenity zone where an eight-foot path with a five-foot amenity zone is the minimum required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) shall be required, if approved.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0395-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0395-VAR1, VAR2 and VAR3) 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 building elevations date stamped 08/01/23, and landscape plan date stamped 08/07/23, except as amended by conditions herein.
4. The applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

6. Prior to the issuance of an off-site permit, grant a 10-foot Shared Use Trail Easement along Oakey Boulevard.
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. Remove all unused driveways and replace with curb, gutter, and sidewalk. Grant any Pedestrian Access Easement needed to complete this requirement.
8. Coordinate with City of Las Vegas 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. A fee determination must be made prior to the issuance of permits for this site.
9. 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.
10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
11. Queues for the overall school shall not extend into the public right-of-way as a result of the pickup and drop off operations on 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.

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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. Drainage Study #5697 may be used to comply with this condition.

Fire & Rescue

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Clark County School District (CCSD) is requesting entitlements to replace the existing Doris Hancock Elementary School on 7.69 acres at the northeast corner of Oakey Boulevard and Lindell Road, currently addressed as 1661 Lindell Road.

ISSUES

- A Variance (VAR1) is requested to allow several deviations from C-V (Civic) 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 99 parking spaces where 123 spaces are required for the proposed development. Staff recommends denial.
- A Shared Use Trail is required along the north side of Oakey Boulevard. The applicant requests a Variance (VAR3) to modify the trail design adjacent to the school property east of Lindell Road. Staff recommends denial.
- If approved, a new address plan for the school may be required, as the current buildings would be demolished.
- Per Title 19.08.040.G, chain link fencing may be approved as part of an overall development plan. The replacement of existing perimeter fencing with chain link fencing is deemed to be appropriate, as visibility into the site is desirable for safety and security reasons. Along the east property line, the existing eight-foot tall chain link fence is proposed to remain.

ANALYSIS

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 a primary school operated by CCSD. Public or Private School, Primary is a permitted use in the C-V zoning district per Title 19.10.020(B); however, this use is already established on the site as a junior high school. A “primary school” is defined as an institution that provides kindergarten through 8th grade education.

The current elementary school development is proposed to be replaced with a new school with 37 classrooms in two, one and two-story buildings, a mechanical yard and building, raised garden, turf playing field, asphalt playground and recreation courts. Vehicle drop-off and pick-up areas will be provided onsite with ingress from Lindell Road and egress

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to Doe Avenue. A 20-foot wide bus drop-off zone is provided onsite along Oakey Boulevard. The location of four future portables are shown where the sports courts are proposed. These are not anticipated to be needed initially, but are factored into the parking requirement and overall gross floor area total. An existing 50-foot tall communications tower (not a private wireless facility) on the site will be dismantled. A new, smaller antenna will be included with the proposed onsite improvements.

According to CCSD, the current development constructed in 1966 is past its useful lifecycle and requires replacement. The most recent (2022-2023) enrollment at Hancock Elementary School was 507 students, although school population is currently trending downward. If approved, CCSD expects students to use temporary facilities offsite during construction of the replacement school, which is targeted for completion in time for the 2025-2026 school year.

The Education Subsection of the Las Vegas 2050 Master Plan discusses the need for new school construction to both alleviate overcrowding of facilities and anticipate future student population growth. This plan projects the city's population to exceed 900,000 by 2050. As the city grows and developable land decreases, housing density is expected to increase, placing increasing pressure on area schools. Although the proposed school is intended to replace an existing school facility, it is needed to serve not only the current student population, but also to accommodate potentially larger student enrollments in the future. The 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, there are several design-related issues that prompt staff to deny 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 (Single Family Residential) to the north and east, R-E (Residence Estates) and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to the south and R-E 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 (23-0395-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 north, south and west frontages where 15 feet is required by Title 19.08.050.
- Parking lot landscaping - Within the parking area, nine trees are proposed to be provided where 23 trees are required by Title 19.08.110. These trees are required to be evergreen or deciduous shade trees.

Residential adjacency standards as detailed in Title 19.08 are not applied in the C-V District, as specific height standards are contained in Title 19.10.020 and setbacks are not specifically defined by Title 19.10. Building A is nearest to Lindell Road and is one story in height. Building B contains a single-story wing and a two-story wing, which is centrally located on the site. The nearest proposed building to a residentially zoned property is Building B, which is set back 170 feet from property zoned R-1 to the east at a height of 35 feet. However, if 15-foot tall portables are constructed as shown on the submitted site plan, they would be set back 18 feet from these residential properties. Residential properties to the north and south are separated from the school property by public streets. Staff finds the proposed setbacks compatible with the adjacent properties relative to the height of the buildings.

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. However, the particular placement of buildings and other structures on this site does not allow for parking sufficient to meet Title 19.12 requirements for primary schools, as detailed below.

Due to the property lines occurring within the attached sidewalks rather than at the back of sidewalk, landscape buffers along Oakey Boulevard, Lindell Road and Doe Avenue are detached from the perimeter and are considered to be zero feet in width, requiring a Variance. At least 15 feet of landscaping is provided adjacent to the sidewalks along Lindell Road and Doe Avenue. An eight to 10-foot buffer containing decorative rock mulch is proposed along the east property line; a large portion of the adjacent area consists of an asphalt playground surface. No trees or shrubs are provided in this buffer due to an existing six-foot NV Energy easement for overhead power lines. The playing fields are adequately buffered from the street edge and residential development and are sufficiently screened by existing and proposed 24-inch box trees.

The Security Systems Department of CCSD Police Services requires that placement

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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.

Variance of Parking Standards

A second Variance (23-0395-VAR2) is requested to allow 99 parking spaces where 123 spaces are required, based on 41 classrooms--a 20 percent deviation. Even if the proposed four portable classrooms are not ultimately constructed, an insufficient number of spaces would be provided. An alternative placement of the buildings may provide space for additional parking spaces. Staff therefore recommends denial of this Variance.

Variance of Shared Use Trail Standards

With the adoption of the Las Vegas 2050 Master Plan in 2021, the trails plan for the city was updated. A Shared Use Trail along the north and south sides of Oakey Boulevard Drive was designated between Western Avenue and Durango Drive. This trail was originally established by the Trails Element of the 2020 Master Plan as a Pedestrian Path, which allowed for an attached sidewalk. Since this site will be redeveloped, the Shared Use Trail design is now required. Per Title 19.04.420, a Shared Use Trail contains a minimum path width of eight feet and a minimum amenity zone width of five feet to separate the path from the adjacent street.

CCSD is requesting a Variance (23-0395-VAR3) of Title 19.04.420 to allow no amenity zone between the proposed 10-foot trail path and the street. The 10-foot sidewalk diverts to the north of the proposed bus drop-off lane onto the property and returns to the regular alignment near the corner of Oakey Boulevard and Lindell Road. The sidewalk is designed to provide a suitable off-loading area for students. As the site is proposed for redevelopment and there are no physical barriers to providing the amenity zone, staff recommends denial of this Variance. If approved, an appropriate Pedestrian Access Easement will need to be granted for the trail.

The Las Vegas Valley Water District (LVVWD) comments that the project site is currently being provided water service by LVVWD; however, any tenant improvements involving plumbing fixtures will need to be submitted to LVVWD for review of capacity and any applicable regional fees. Civil improvement plans will need to be submitted to LVVWD, and a fire flow review may be required. Existing water facilities may not be sized for proposed development.

Recommendations

The proposed primary school replacement would adequately accommodate the current and projected student populations in this area and provide upgraded facilities for its

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students and faculty. However, the development as designed does not meet C-V (Civic) zoning district requirements, does not allow for sufficient parking facilities and deviates from the Las Vegas 2050 Master Plan Trails and Bike Streets plan. 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 (23-0395-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 by 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 (23-0395-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:

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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 by overbuilding the site such that insufficient parking can be provided. An alternative building placement or reduction in the 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 (23-0395-VAR3)

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

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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 proposing an attached 10-foot sidewalk along Oakey Boulevard where the Las Vegas 2050 Master Plan requires a minimum 13-foot wide Shared Use Trail. Providing a minimum five-foot amenity zone 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 (23-0395-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 to several key development standards.

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

A Variance to allow several deviations from the C-V (Civic) zoning district requirements for properties adjacent to single family residential development is required, as well as Variances to allow a reduction in required parking and to deviate from the trail standards of Title 19.04.

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

Vehicular access to the site is proposed from Lindell Road, currently a 40 to 80-foot wide Major Collector Street and Doe Avenue, a 60-foot wide Major Collector Street. Site circulation is logical and is not anticipated to negatively impact traffic in this area. As enrollment at this school has decreased year-over-year, traffic projections were not provided, as traffic in the area is expected to decrease accordingly.

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

The proposed building will feature decorative CMU exteriors with 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 development in the area.

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 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>	
09/02/97	The Board of Zoning Adjustment approved a request for a Variance (V-0081-97) to allow a roof-mounted 50-foot tall television communication tower on an existing elementary school building where such is not allowed.
10/13/97	The City Council approved a request for a Rezoning (Z-0082-97) from R-1 (Single Family Residential) to C-V (Civic) on 7.69 acres at 1661 Lindell Road. The Planning Commission and staff recommended approval. This request included a site plan showing a 50-foot tall communications tower approximately 250 feet from the nearest single family dwelling.
10/08/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0082-97(1)] for a proposed 10,227 square-foot addition to an existing elementary school at 1661 Lindell Road. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/23/62	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1966	The current Hancock Elementary School was constructed.
07/14/11	A permit (L-42474) was issued for City-initiated onsite improvements to a public park at the northeast corner of Oakey Boulevard and Lindell Road, including walking path, exercise equipment and minor landscaping and irrigation work. A final inspection was approved 06/24/15.

<i>Pre-Application Meeting</i>	
07/26/23	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was determined that a Variance would be needed to deviate from various C-V (Civic) development standards, and separate Variances would be necessary if parking and trail design requirements could not be met.

<i>Neighborhood Meeting</i>	
10/05/23	A neighborhood meeting was not required. However, the applicant held a voluntary neighborhood meeting at Doris Hancock Elementary School, 1661 Lindell Road, Las Vegas, Nevada, beginning at 6:00 p.m.

Field Check	
08/23/23	The site contains an existing, well maintained elementary school consisting of several buildings and two shade structures. The area along Oakey Boulevard contains a park with a loop trail and turf. Parking is located onsite along Lindell Road

Details of Application Request	
Site Area	
Net Acres	7.69

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	L (Low Density Residential)	R-E (Residence Estates)
	Church/House of Worship	DR (Desert Rural Density Residential)	U (Undeveloped)
	Residential, Single Family, Detached	Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County
East	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church/House of Worship	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Church/House of Worship	Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County
	Residential, Single Family, Detached		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
C-V (Civic) District	N

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Other Plans or Special Requirements	Compliance
Trails (Shared Use Trail - Oakey Blvd) - existing 5' sidewalk	N*
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

*The applicant requests a Variance to modify the required trail design along Oakey Blvd.

DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	334,976 SF	N/A
Min. Lot Width	N/A	558 Feet	N/A
Min. Setbacks			
• Front (Lindell Rd)	N/A	70 Feet	N/A
• Corner (Doe Ave)	N/A	65 Feet	N/A
• Corner (Oakey Blvd)	N/A	108 Feet	N/A
• Rear	N/A	18 Feet	N/A
Max. Lot Coverage	N/A	19 %	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

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	10 Trees	N/A
• South	N/A	N/A	6 Trees	N/A
• East	N/A	N/A	7 Trees	N/A
• West	N/A	N/A	16 Trees	N/A
TOTAL PERIMETER TREES		N/A	39 Trees	N/A

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Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	23 Trees	9 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		15 Feet	0 Feet	N*
• South		15 Feet	0 Feet	N*
• East		8 Feet	8 Feet	Y
• 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
Oakey Blvd	Major Collector	Master Plan of Streets and Highways Map	80	Y
Lindell Rd	Major Collector	Master Plan of Streets and Highways Map	40	N*
Doe Ave	Minor Collector	Title 13	60	Y

*The east 40 feet adjacent to this site is already constructed; therefore, there are no new improvements required through this review.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	41 classrooms [including 4 portable classrooms]	3 spaces per classroom	123				
TOTAL SPACES REQUIRED			123		99		N*

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<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular		Handi-capped
Regular and Handicap Spaces Required			118	5	95	4	N*
Percent Deviation		20%					
Loading Spaces	82,071 SF GFA	3 spaces, plus 1 space per 100,000 SF over 50,000 SF	4		4		Y

*The applicant requests a Variance of this standard.