



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: DECEMBER 20, 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
23-0485-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
23-0485-VAR2	Staff recommends DENIAL, if approved subject to conditions:	23-0485-VAR1
23-0485-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0485-VAR1 23-0485-VAR2 23-0485-MSP1
23-0485-MSP1	Staff recommends DENIAL, if approved subject to conditions:	23-0485-VAR1 23-0485-VAR2 23-0485-SDR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 526

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0485-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a building height of 37 feet where 35 feet is allowed.
2. A Variance is hereby approved, to allow buildings to be placed on the site interior where required to be placed along the street frontages.
3. A Variance is hereby approved, to allow zero-foot perimeter landscape buffers along portions of the north and west property lines where 15 feet is required and to allow a zero-foot landscape buffer along a portion of the south property line where eight feet is required.
4. A Variance is hereby approved, to allow six parking lot trees where 20 trees are required.
5. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0485-SDR1) shall be required, if approved.
6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0485-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 101 parking spaces where 123 spaces are required.
2. A Variance is hereby approved, to allow one loading space where four loading spaces are required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0485-SDR1) shall be required, if approved.
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.

23-0485-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0485-VAR1 and VAR2) and Master Sign Plan (23-0485-MSP1) 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 10/25/23 and building elevations, date stamped 09/20/23, 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.

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5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. 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. Additionally, construct sidewalk ramps at the intersections of Demetrius Avenue/27th Street and Searles Avenue/27th Street along with median islands, slurry sealing and restriping as required through coordination with the City Engineer's "Citywide Pedestrian Safety FY18" project. Grant any Pedestrian Access Easement needed to complete this requirement.
7. 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.
8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Citywide Pedestrian Safety FY18" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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. Comply with the approved Traffic Impact Analysis for this site (TIA-76211).
11. A Drainage Plan and Technical must 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. Drainage Study #5700 may be used to satisfy this condition.

23-0485-MSP1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and sign elevations date stamped 09/20/23.
3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Community Development.
4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Clark County School District (CCSD) is requesting entitlements to replace the existing Walter Bracken Elementary School with a new elementary school on 7.32 acres at the southeast corner of Searles Avenue and 27th Street, currently addressed as 1200 North 27th Street.

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ISSUES

- A Variance (VAR1) is requested to allow several deviations from C-V (Civic) zoning district building height, 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 101 parking spaces where 123 spaces are required for the proposed development. If the future portables are not factored in, the Variance is not needed. Staff recommends denial.
- A Master Sign Plan is proposed that includes an animated wall sign on the north side of the new building. 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. Staff deems 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. Chain link fences of approximately six to eight feet in height are proposed along the south and east property lines behind landscape buffers.

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 an elementary 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 33 classrooms in two, one and two-story buildings, a mechanical yard and building, raised garden, turf playing field, asphalt playground 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.

Vehicle drop-off and pick-up areas will be provided onsite with two-way access from Searles Avenue and 27th Street. A 30-foot wide bus drop-off zone is provided onsite along 27th Street.

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According to CCSD, the current development constructed in 1961 is past its useful lifecycle and requires replacement. The most recent (2022-2023) enrollment at Hancock Elementary School was 524 students. The projected enrollment during the 2023-2024 school year is 546 students. If approved, CCSD will transport students to temporary facilities offsite during construction of the replacement school, which is targeted for completion in time for the beginning of 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 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-PD19 (Residential Planned Development - 19 Units per Acre) to the north, R-1 to the east and south, and R-1 and R-PD13 (Residential Planned Development - 13 Units per Acre) to the west. The applicant is requesting a Variance to allow several deviations from C-V (Civic) zoning district building height, building placement, perimeter landscaping and parking lot landscaping standards.

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As proposed, a Variance (23-0485-VAR1) is requested for the following:

- Building height - The school building is proposed to be 37 feet in height where 35 feet is the maximum allowed per Title 19.06.060.
- 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 and west frontages where 15 feet is required and zero feet along a portion of the south property line where eight feet is required by Title 19.08.050.
- Parking lot landscaping - Within the parking area, six trees are proposed to be provided where 20 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. The nearest proposed structure to a residentially zoned property is a shade structure, which is set back 43 feet from property zoned R-1 to the east at a height of 24 feet. The majority of the main school building is 32 feet in height, but slopes up to 37 feet at its setback along 27th Street. Residential properties to the north and west are separated from the school property by public streets. Staff finds the proposed setbacks to be 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.

A portion of the attached 10-foot wide sidewalks are located onsite, which causes the provided landscape buffers along Searles Avenue and 27th Street to be detached from the site perimeter. These buffers are therefore considered to be a minimum of zero feet in width. An eight-foot buffer is provided along most the south property line except where a drainage swale interrupts the buffer. An eight-foot buffer containing decorative rock mulch is proposed along the east property line. 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 proposed turf mounds along the south edge of the site.

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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. Six trees are provided at the edges of the parking area.

Although staff finds the site design resulting from these deviations to be compatible with adjacent development, it supports parking standards for new development, and therefore recommends denial of 23-0485-VAR1.

Variance of Parking Standards

A second Variance (23-0485-VAR2) is requested to allow 101 parking spaces where 123 spaces are required, based on 41 classrooms--an 18 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 would 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 one loading zone is provided where four are required to serve the total building area of 88,647 square feet. No justification is provided by the applicant for this deficiency.

As code requirements could be met by reducing the number of classrooms, the hardship is determined to be self-created. Staff therefore recommends denial of this Variance.

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Master Sign Plan

Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H). Animated signs and electronic message units are prohibited by the P-O zoning district sign standards. However, pursuant to Title 19.10.020(H)(3) standards for signage within the C-V (Civic) District, “additional signs may be permitted in conjunction with public institutions subject to review and approval of the Planning Commission as to each use.” As CCSD is requesting to include an animated LED display wall sign on the north side of the proposed school building, staff has determined that a Master Sign Plan may be submitted for review by the Planning Commission.

As part of this Master Sign Plan request, the applicant is proposing to place one, 37 square-foot internally illuminated wall sign that contains a full color, 32 square-foot animated LED display on the north side of the building. The sign is intended to be visible from the parking lot, as well and eastbound and westbound traffic on Searles Avenue. This sign would provide information pertinent to the school and onsite events. The proposed sign will be programmed to display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Additionally, CCSD is requesting to include the proposed lettering identifying the school name (28.3 square feet) on both the north and west building elevations. Neither sign is proposed to be illuminated. Neither elevation approaches the 10 percent cap on signage area per the P-O signage standards. Required building address numbering was included by the applicant as part of the Master Sign Plan, but address numbers are not reviewed with this submittal.

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SIGN DETAILS SUMMARY

<i>Location</i>	<i>Type</i>	<i>Sign Height</i>	<i>Sign Length</i>	<i>Allowed Area</i>	<i>Proposed Area</i>	<i>Projection</i>	<i>Illumination</i>
Sign S-01 north elevation (mounted letters)	Wall	2'2.5"	12'8.5"	10% of elevation (1,065 SF)	65 SF	6"	N/A
Sign S-01 west elevation (mounted letters)	Wall	2'2.5"	12'8.5"	10% of elevation (769 SF)	29 SF	6"	N/A
Sign S-03 north elevation	Wall	4'6"	8'3"	10% of elevation (1,065 SF)	37 SF	6"	Internal LED animated

Sign S-03 would directly face R-1 (Single Family Residential) zoned property to the north of the subject site. However, since the proposed animated sign would be placed approximately 247 feet from the nearest residential property line, the Residential Protection Standards of Title 19.08.120(C) do not apply. The sign would not be visible from any of the other neighboring residential properties.

The proposed wall signage meets C-V (Civic) sign requirements and the proposed animated wall sign conforms to Residential Protection Standards for illuminated and animated signage. However, since staff cannot support the related Site Development Plan Review for the school development as proposed, staff also recommends denial of the Master Sign Plan request.

Other Considerations

According to the Traffic Engineering Section of the Department of Public Works, this project is expected to add an additional 200 trips per day on Searles Avenue, 27th Street and Eastern Avenue. Currently, Searles Avenue is at about 19 percent of capacity and Eastern Avenue is at about 58 percent of capacity. With this project, Searles Avenue is expected to be at about 20 percent of capacity and Eastern Avenue is expected to remain unchanged. Counts are not available for 27th Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 74 additional peak hour trips, or about five every four minutes.

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Recommendations

The proposed primary school replacement would adequately accommodate the current and projected student populations in this area and provide upgraded 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 (23-0485-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.

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FINDINGS (23-0485-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."

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 for the number of classrooms proposed. A 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 (23-0485-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 building height, parking, and adequate buffering from adjacent residential properties.

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

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. In general, the Las Vegas 2050 Master Plan encourages new school development, as it addresses the issues of overcrowding and future growth.

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

Vehicular access to the site is proposed from Searles Avenue, currently a 60-foot wide Minor Collector Street and 27th Street, a 47-foot wide Local Street. Site circulation is logical and is not anticipated to negatively impact traffic in this area, with average peak hour traffic at the rate of five vehicles every four minutes.

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

The proposed building will feature decorative CMU 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.

FINDINGS (23-0485-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of Title 19 and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. Pursuant to Title 19.16.270, all signs in the Master Sign Plan shall:

1. **Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g) [of Title 19.16.270(D)(2)]. Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;**

In the C-V (Civic) zoning district, Title 19.10 states that standards for signs within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District; additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed wall signage meets the requirements of Title 19.08.120, including Residential Protection Standards for illuminated or animated signs. The applicant is requesting a Master Sign Plan pursuant to Title 19.10.020(H)(3) to establish signage for a public school through Planning Commission review.

2. **Conform to the Residential Protection Standards set forth in this Title;**

The proposed wall sign with animated LED display meets Residential Protection Standards, as it is proposed to be located more than 200 feet from property zoned R-1 (Single Family Residential) to the north.

3. **Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;**

The proposed wall signage will not interfere with site circulation or emergency exit patterns.

4. **Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;**

The proposed signage is compatible with the architectural characteristics of the existing school. The placement of the sign is in an area visible to parents and students.

5. **Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;**

The proposed signage is required by Building Code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

6. **Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and**

The proposed illuminated wall sign utilizes design and materials that are appropriate for an educational campus. Building identification letters are non-illuminated but are three-dimensional in design.

7. **Be designed as attractive and complementary features of the development, which it serves.**

The proposed design of the proposed wall signage complements an educational campus.

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BACKGROUND INFORMATION***Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.***

There are no relevant actions related to this site.

Most Recent Change of Ownership

06/15/60	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

03/03/61	A building permit (#3452) was issued for a school at 1200 North 27th Street.
08/30/23	A Technical Drainage Study (DS05700) was submitted for review by the City of Las Vegas. First submittal comments were issued 09/14/23.
10/24/23	City of Las Vegas staff approved a Traffic Impact Analysis (TIA76211) for the proposed school development.

Pre-Application Meeting

09/12/23	A pre-application meeting was held with the applicant to discuss submittal requirements for Site Development Plan Review and Master Sign Plan applications. It was determined that a Variance would be needed to deviate from various C-V (Civic) development standards, and a separate Variance would be necessary if parking requirements could not be met.
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Neighborhood Meeting

11/02/23	A neighborhood meeting was not required. However, the applicant held a voluntary neighborhood meeting at the Walter Bracken Elementary School Multipurpose Room, 1200 North 27th Street, Las Vegas, Nevada, beginning at 6:00 p.m.
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Field Check	
10/05/23	The site contains an existing, well maintained elementary school consisting of several buildings, portable classrooms and three shade structures. Chain link fencing surrounds the site. The fence along 27th Street is screened from views into the site. Parking is located onsite along Searles Avenue. Adjacent sidewalks are five feet wide with no amenity zones.

Details of Application Request	
Site Area	
Net Acres	7.32

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	Senior Citizen Apartments	M (Medium Density Residential)	R-PD19 (Residential Planned Development - 19 Units per Acre)
South	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Residential, Single Family, Attached	M (Medium Density Residential)	R-PD13 (Residential Planned Development - 13 Units per Acre)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Special Area and Overlay Districts	Compliance
C-V (Civic) District	N
Other Plans or Special Requirements	Compliance
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:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	318,859 SF	N/A
Min. Lot Width	N/A	427 Feet	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front (Searles Ave) • Side • Corner (27th St) • Rear (to future portables) 	N/A N/A N/A N/A	163 Feet 48 Feet 37 Feet 209 Feet	N/A N/A N/A N/A
Max. Lot Coverage	N/A	20 %	N/A
Max. Building Height	2 Stories/35 Feet	2 Stories/37 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant requests a Variance of this standard.

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	9 Trees	N/A
• South	N/A	N/A	19 Trees	N/A
• East	N/A	N/A	0 Trees	N/A
• West	N/A	N/A	21 Trees	N/A
TOTAL PERIMETER TREES		N/A	49 Trees	N/A
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	6 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N*
• South	8 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
27th Street	Local Street	Title 13	47	Y
Searles Ave	Minor Collector	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	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	41 classrooms [including 8 portable classrooms]	3 spaces per classroom	123				
TOTAL SPACES REQUIRED			123		101		N*
Regular and Handicap Spaces Required			118	5	96	5	N*
Percent Deviation			18%				
Loading Spaces	88,647 SF	3 spaces, plus 1 space per 100,000 SF over 50,000 SF	4		1		N*

*The applicant requests a Variance of this standard.

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Pursuant to Title 19.10.120, the following standards apply:

<i>Wall Signs: P-O (Professional Office) Zoning District [north and west building elevations]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	1 sign per tenant or per building elevation which faces a street or onsite parking area	(1) proposed animated sign, (1) proposed noncommercial building ID sign facing Searles Ave, (1) noncommercial building ID sign facing 27th St	Additional signs permitted with MSP
Maximum Area	10% of north Building Elevation (or max 1,065 SF) 10% of west Building Elevation (or max 769 SF)	0.61% north elev (65 SF) 0.37% west elev (29 SF)	Y
Maximum Height	N/A	N/A	N/A
Maximum Projection	Shall not project more than 24 inches from the structure to which it is attached	6 inches	Y
Illumination and Residential Protection Standards	Internal and/or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal LED illumination (sign facing Searles only) Sign face is 247 feet from SFR property to north	Y
Animated and electronic message units	Prohibited; however, may be reviewed as part of a Master Sign Plan pursuant to Title 19.08.120	32 SF animated LED display (cabinet area is 37 SF)	Additional signs permitted with MSP