

SCHOOL
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400030 (DR-20-0520)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

162-14-202-001

DESIGN REVIEWS:

1. Increase finished grade to 72 inches where 36 inches (previously was 18 inches) is the standard per Section 30.32.040 (a 100% increase).
2. Allow 6 foot high retaining walls with a 6 foot chain-link fence in a P-F Zone.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1560 Cherokee Lane
- Site Acreage: 8
- Project Type: Elementary school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 100,531
- Parking Required/Provided: 62/158

Request

The site has been utilized as an elementary school (Ruby Thomas) since 1962. ZC-19-0197 was approved in May 2019 for P-F zoning to demolish and redesign the elementary school. DR-20-0520 was to allow an increase to the finished grade, as well as, to allow 6 foot high retaining walls along the perimeter of the northeast portion of the site. A waiver of development standards

for the wall height is not required in a P-F zone; however, the wall had to be reviewed through the design review process.

Site Plans

The previously approved plans depict a proposed elementary school consisting of 3 school buildings, a central plant, play areas, athletic courts, and parking areas. A single story main school building is located in the center of the site. Two, 2 story classroom school buildings are located to the south of the main building. A central plant is located to the west of the single story building. A courtyard with concrete paving and landscaping is located between the 3 buildings. A bus drop-off area is located to the south of the buildings adjacent to Cherokee Lane, and a parking lot is located to the north of the buildings. An 8,853 square foot turf play area is located to the northeast of the single story building, and a 17,900 square foot turf play area is located to the southeast of the 2 story building. A play area with athletic courts is located to the east of the 2 story building on the south side of the site. The site will have access to Cherokee Lane via 2 way driveways that circle the proposed elementary school facility.

The increase to the finished grade was requested for the northeast portion of the site, adjacent to residential neighbors to the north and east. At this time, the area has been left undeveloped but is proposed for the drive aisle and parking lot. Retaining walls up to 6 feet high are required in this location as well. The approved plans show a CMU retaining wall next to the neighbors existing fence/wall, with a 6 foot tall chain-link fence above.

Landscaping

The approved plans depict a minimum 10 foot wide landscape area adjacent to an attached sidewalk along Cherokee Lane. A 9 foot wide landscape area is located along the north, east, and west property lines. Interior parking lot landscaping is distributed throughout the parking lot and additional landscaping is located adjacent to the school buildings.

Previous Conditions of Approval

Listed below are the approved conditions for DR-20-0520:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works- Development Review

- Update drainage study PW19-20379 to reflect current project plans.
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department- Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

Clark County School District is requesting a 2 year extension of time to the previously approved application. The applicant states due to unforeseen circumstances, construction had been previously delayed, but is expected to begin this June after the completion of the current school year. The applicant further states the design and construction of the school will accommodate the needs of the staff, students, and community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400088 (ZC-19-0197)	First extension of time for a design review for a school	Approved by BCC	July 2021
DR-20-0520	Design review for finished grade and retaining walls in conjunction with a school	Approved by BCC	April 2021
ZC-19-0197	Reclassified 8 acres from R-1 to P-F zoning for a school and design review	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
ET-23-400031 (ZC-19-0197)	A second extension of time for a design review for a school is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff believes the applicant has taken steps toward commencing the development of this school. The applicant has worked diligently with various departments for this project. A drainage study and an off-site permit have been issued for this site. It is for these reasons that staff can support this extension of time request. In addition, staff recommends an expiration date to correspond with ZC-19-0197.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 8, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES

CONTACT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES, 1180
MILITARY TRIBUTE PLACE, HENDERSON, NV 89074