

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0520-ELVI ASSOCIATES, LLC:

HOLDOVER USE PERMIT for a school.

DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays.

Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise.
TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-101-006; 162-23-101-007; 162-23-101-009 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4220 S. Maryland Parkway
- Site Acreage: 6.70 (portion)
- Project Type: Proposed school
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 23,750 (Building A)/23,750 (Building B)/23,750 (Building C)/71,250 (total)
- Parking Required/Provided: 195/213

History & Request

The original complex of 3 buildings on the subject site was constructed in 1977 along with an additional building on APN 162-23-101-009 which is not a part of this application. A use permit, UC-19-0974, for a charter school for 770 students (kindergarten through 6th grade) in Building B on APN 162-23-101-006 was withdrawn without prejudice in February 2020 at the Board of County Commissioners meeting by the applicant as they did not have approval of their charter school from the State Board of Education at that time. The following year a use permit, UC-20-0449, to operate a charter school for 400 students (6th through 8th grade) within Building B on the site, was granted in February 2021 with conditions. The conditions included a review as a public hearing to occur by July 1, 2022; a maximum of 160 students for the first year with the intent to increase students with future years based on the review; provide outdoor recreational space; and

provide adult supervision for students crossing the street. The review, however, did not occur within the time specified frame, the charter school tenant left, and, as a result, the use permit has.

Today, the applicant is proposing a school for up to 1,620 students from kindergarten through 12th grade located in 3 of the existing buildings located on APNs 162-23-101-006 and 162-23-101-007. Proposed changes to the site include the removal of a portion of the parking area, adding new outdoor multi-sport fields and several play areas with fencing, and adding street landscaping. There are no proposed changes to the footprints of any of the buildings or any increase in square footage. The fourth building located on APN 162-23-101-009 is not proposed to be a part of the school.

Site Plans

The plans depict an existing complex consisting of three 2 story buildings located on the 2 northern parcels, APNs 162-23-310-006 and 162-23-310-007. Building A is on the west side of the property and is proposed to be used for a middle school with 20 classrooms. Building A is set back approximately 80 feet from the west property line along Maryland Parkway, and approximately 60 feet from the north and south property lines. Building B is in the center of the property and is proposed to be used for an elementary school with 20 classrooms. Building B is set back approximately 185 feet from the north property line, and approximately 85 feet from the south property line. Building C is on the east side of the property and is proposed to be used for a high school with 20 classrooms. Building C is set back approximately 85 feet from the east property line along Escondido Street, and approximately 60 feet from the north and south property lines. The buildings are surrounded by existing parking areas accessible from 2 driveways on Maryland Parkway and 2 driveways on Escondido Street. Parking spaces located along portions of the northern and southern property lines are covered by carports. An existing trash enclosure is also located northwest of Building C in the parking area. Additionally, there is existing cross-access to the south which provides a vehicular route to 2 driveways along Rochelle Avenue.

The site plan depicts a vehicular circulation plan in which it is proposed that all vehicles enter from the southern driveway on Escondido Street. Vehicles accessing the high school will then immediately turn right (north) to a student drop-off location on the east side of Building C and then turn right (east) to exit the northern driveway on Escondido Street. Traffic accessing the elementary school and middle school will continue west past Building C to a drop-off area for the elementary school south of Building B, and then turn right (north) before reaching Maryland Parkway to a drop-off area for the middle school west of Building A. All traffic will then turn right (east) again and exit the site at the northern driveway on Escondido Street. North of Building B, a portion of the existing parking lot with 57 parking spaces is proposed to be removed. In place of the parking area are 4 proposed, 50 foot by 80 foot outdoor multi-sport fields surrounded by a 6 foot high fence. Additionally, there are 3 outdoor play areas proposed between each of the buildings and the sport fields, each surrounded by a 6 foot high fence.

Landscaping

The submitted plan indicates 2 existing 10 foot wide landscape strips located behind existing attached sidewalks along Maryland Parkway and Escondido Street. Medium trees, consisting of Screwbean Mesquite, are proposed along Maryland Parkway and planted 20 foot apart on center.

Two existing trees are also proposed to remain along this street. Large trees consisting of Shoestring Acacia are proposed along Escondido Street planted 30 foot apart on center. Shrubs consisting of various lantana species are also proposed in the landscape strips. Existing landscaping within the parking areas and around the perimeter of the buildings is depicted on the plans. No significant trees are proposed to be removed, and no trees will be located within the sight visibility zones.

Elevations

The plans depict 3 existing 2 story buildings, 25 feet in height. The buildings consist of painted split face block walls with a mansard style concrete tile roof. Architectural features include arched windows, wooden outlooks, and recessed doorways. The only change to the exterior of the buildings is the existing metal panels located between the windows are proposed to be painted primary colors.

Floor Plans

The plans depict each of the 3 buildings having 20 classrooms, with 10 classrooms on each floor. Additionally, each floor will have an office, a set of restrooms, and a student lounge. The second floors in each building are accessed by 2 stairwells.

Applicant's Justification

The applicant is requesting a use permit for a school with a maximum of 1,620 students and a design review to replace a portion of the parking area with an outdoor play area. There are 57 parking spaces proposed to be removed and replaced with an outdoor play area for use by the proposed elementary, middle, and high school uses. The site will still have a surplus of 18 parking spaces after this portion of the parking area is removed. Internal fencing is proposed to be constructed to ensure security for the play areas. No changes to the building footprints are proposed and storm drainage flow will remain in the same direction. The applicant proposes that all drop-off and pick-up of students will be from Escondido Street and will be appropriately phased to avoid congestion. No off-site parking will be permitted and on-site security cameras providing 24-hour on-site monitoring of the site and adjacent streets will be installed and operated with the requirements of the Clark County Metropolitan Police Department. The applicant is encouraged with the adjacency of the Clark County Central Library with theatre and editing facilities, the proximity to UNLV, and the future traffic corridor link the UNLV University District with North Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0449*	Charter school for 6 th grade through 8 th grade - expired	Approved by PC	February 2021
UC-19-0974*	Charter school for kindergarten through 6 th grade	Withdrawn by BCC	February 2020
WS-0618-16	Reduced parking and design review for office complex	Approved by PC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0137-13 (WS-1423-07)	Third extension of time for reduced parking and alternative landscaping and a design review for a proposed office building overall complex parking - expired	Approved by PC	February 2014
ET-0108-11 (WS-1423-07)	Second extension of time for reduced parking and alternative landscaping and a design review for a proposed office building overall complex parking - expired	Approved by PC	December 2011
ET-0298-09 (WS-1423-07)	First extension of time for reduced parking and alternative landscaping and a design review for a proposed office building overall complex parking – expired	Approved by PC	December 2009
WS-1423-07	Reduced parking and alternative landscaping; design review for a proposed office building overall complex parking - expired	Approved by PC	January 2008
ZC-1899-04	Zone change from R-1 to C-P zoning for parcel to the south (APN 162-23-101-008); design review for proposed office building and review of parking for entire complex	Approved by BCC	December 2004
UC-2167-98*	Accounting school - expired	Approved by PC	February 1999
UC-0587-96	School - expired	Approved by PC	May 1998

*APN 162-23-101-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60 & MPO)	Shopping center
South	Corridor Mixed-Use	CP & CG (AE-60 & MPO)	Office complex
East	Public Use & Urban Neighborhood (greater than 18 du/ac)	PF & RM32 (AE-60 & MPO)	Public library & multi-family residential development
West	Corridor Mixed-Use	PF (AE-60 & MPO)	Student housing for UNLV & UNLV campus

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The use of the subject site for a school in 3 existing buildings would appear to be compatible with the character of the area, appropriate for the location, and should not result in a substantial adverse effect on adjacent properties. The previous use permit included a condition that outdoor recreational space be provided. The submitted site plan proposes 4 outdoor multi-sport fields and 3 play areas to be utilized by all students. The site will also maintain sufficient parking for the school use in accordance with the requirements of Title 30. For these reasons staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant indicated that the school will accommodate a maximum of 1,620 students along with teachers and administrative staff, which is a significantly larger student body than what was previously proposed. The addition of the outdoor sports fields and play areas will provide needed recreational areas for the students while still meeting the parking requirements of the site. The addition of street landscaping, including street trees, will provide the needed shading of sidewalks and reduce the heat caused by unshaded pavement and sidewalks. The building elevations will not be unsightly or undesirable. A traffic circulation plan has been developed for the site. The plan requires all drop-off and pick-up traffic to enter and exit from Escondido Street to lessen the traffic impact on Maryland Parkway. However, it is unclear how the direction of traffic will be enforced as the driveways on Maryland Parkway are not restricted to traffic entering or exiting. There also appears to be a lack of queueing opportunities on site from Escondido Street, as a result, this could create traffic conflicts within the street and on-site. Phasing of the drop-off and pick-up times has not been provided. Due to the concerns regarding traffic circulation, especially given the potential for a large student body, staff cannot support this request.

Staff Recommendation

Approval of the use permit; denial of the design review.

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

If approved:

- 1 year to commence and review or the application will expire unless extended with approval of an extension of time;
- Provide adult supervision for students crossing the streets;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Applicant to design and construct school flashers on Maryland Parkway and Escondido Street;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and submit separate document if required, for dedication of any necessary right-of-way and easements for the Maryland Parkway BRT improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: September 2, 2025 – HELD – To 09/16/25 – per the applicant.

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

PLANNING COMMISSION ACTION: October 7, 2025 – HELD – To 11/04/25 – per the applicant.

APPLICANT: MICHAEL LIVINGSTON

CONTACT: MICHAEL LIVINGSTON, 2851 HUBER HEIGHTS DRIVE, LAS VEGAS, NV 89128