

SCHOOL
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0520-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEWS 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/ja/jd (For possible action)

RELATED INFORMATION:

APN:

162-14-202-001

DESIGN REVIEWS:

1. Increase finished grade to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% 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 FACILITIES

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. This request is 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 must 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 is 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 plans show a CMU retaining wall next to the neighbors' existing fence/wall, with a 6 foot tall chain-link fence above.

Landscaping

The 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.

Applicant's Justification

The applicant indicates the request is to fill in an abandoned drainage easement. The proposal will provide for better drainage as well as eliminate an area that has been prone to the collection of trash.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0197	Reclassified to P-F zoning for redevelopment of an elementary school	Approved by BCC	May 2019
ZC-1482-98	Design review for an addition to an existing school - zone change portion was withdrawn	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 (Historic Neighborhood)	Single family residential

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Design Review #2

Although adjacent to single family residential development, staff can support the retaining wall height in order to account for necessary drainage. A 9 foot landscaping strip is adjacent to the fence which will help to maintain some privacy for the neighbors. The area has been a “no mans” land and fully incorporating it into the development will eliminate trash from collecting. The applicant has worked with the neighbors for their support of the retaining walls and increased finished grade.

Public Works - Development ReviewDesign Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**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 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: LUCIA GONZALEZ, CLARK COUNTY BOARD OF SCHOOL TRUSTEES,
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