

SCHOOL  
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for an elementary 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/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-14-202-001

**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

Site Plans

The approved plans depict a proposed elementary school consisting of 2 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. A 2 story school building is 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 2 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 Pre-K and kindergarten 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 two-way driveways that circle the proposed elementary school facility.

### 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.

### Elevations

The single story building has a varied roofline with a maximum height of 26 feet, while the 2 story building has a varied roofline with a maximum height of 40 feet. Both buildings will have similar facades that include flat roofs with parapet walls, split-face and smooth face CMU walls, and metal panels.

### Floor Plan

The school buildings will include 57 classrooms plus administrative offices, resource center, multi-purpose room, and other ancillary rooms to serve the operations of the school. The first floor of the 2 story building is separated by an outdoor multi-purpose patio area and the second floor is connected by a patio area and resource center. The gross building area is approximately 100,531 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0197:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 the design review must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0103-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The Clark County School District requests an extension of time on the design review approved with the zone change application ZC-19-0197 for the replacement of an existing elementary

school, Ruby Thomas Elementary School located at 1560 Cherokee Lane, Las Vegas, NV. The District is respectfully requesting a 2 year extension of time on this land use application for the construction of the school. The District continues to believe the design and construction of the school will accommodate the needs of the staff, students, and community of this area.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-20-0520	Increased grade and allowed retaining walls	Approved by BCC	April 2021
ZC-19-0197	Reclassified 8 acres from R-1 to P-F zoning and design review for a school	Approved by BCC	May 2019
ZC-1482-98	Addition to an existing school - zone change was withdrawn by the applicant	Approved by BCC	November 1998

#### **Surrounding Land Use**

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

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.

This request is the first extension of time for this property and the applicant has submitted documents for permit review that include grading, drainage study, off-site permits, and bonds. Staff can support this request for an extension of time for 2 years.

#### **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**

- Until June 16, 2023 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.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES

**CONTACT:** CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074