

July 31, 2023

VIA UPLOAD

City of Las Vegas
Department of Community Development
495 S. Main Street
Las Vegas, NV 89101

Re: Site Development Plan Review and Variances for
The Replacement of Doris Hancock Elementary School
Project #23-0395
Justification Letter

Pursuant to Sections 19.10.020, 19.10.020 (G)(2), 19.10.020 (G)(1), 19.10.020 (G)(3) and 19.12 of Title 19 of the City of Las Vegas Unified Development Code, the Clark County School District (District) respectfully requests approval of a Site Development Plan Review and Variances for the replacement of Doris Hancock Elementary School (School). The School is located at 1661 Lindell Road, Las Vegas, Nevada, 89146; Assessor's Parcel Number 163-01-601-001 and is approximately 7.69 acres. The School site is zoned C-V (Civic).

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1966 and during the current school year (2022-2023) had a capacity of approximately five hundred seven (507) students. The 2023-2024 school year has a projected enrollment of four hundred thirty-eight (438) students. Construction of the new School will commence after the 2023-2024 school year and open for the 2025-2026 school year. The existing School will be demolished and the replacement school constructed in the current location. The students will be transported to a temporary swing campus while construction is ongoing.

The School will have 37 classrooms and a gross building square footage of approximately 82,071 contained within two buildings, Building A and Building B. Building A is a single story building with a maximum height of 35'-0". Building B has both single story and two-story elements. The single story portion of Building B is along Doe Avenue, setback 65'-4" from the north property line. The two-story portion of Building B has been placed in a more central location on the site, setback 170'-4" from the east property line adjacent residential. The maximum height of Building B is 35'-0". The buildings are designed with CMU walls, painted metal accent walls, colored film over glass, metal shade canopies and "eye-brows". The building elevations are a combination of standing seam metal roofs and flat roofs with parapets.

The School will have an on-site parking lot on the northwest side of the site, with a one-way driveway entrance on Lindell Road and one-way exit on Doe Avenue. The driveway on Lindell Road has a departure distance of 84'-9" where 190'-0" is required. The driveway on Doe Avenue has a departure distance of 256'-0" where 190'-0" is required. The Lindell Road driveway throat depth is 0'-0" where

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25'-0" is the minimum. The Doe Avenue driveway throat depth is 18'-10" where 25'-0" is the minimum. An increase to either throat depth would necessitate the loss of multiple parking spaces, several feet landscaping, islands and programmable space for the School. There are 49 existing parking spaces currently on-site. The new on-site parking lot will have 98 parking spaces where 123 are required, including 4 Mobility Impaired spaces.

There will also be a drop-off/pick-up lane on-site located between the new parking lot and the school campus. A fire access lane and loop is provided off Oakey Boulevard on the south side of the project.

A new bus drop-off/pick-up lane will be located on-site on the southern side of the site located off Oakey Boulevard. The bus lane will be one-way with the exit to the bus lane located approximately 108'-10" from Lindell Road. The approach distance is 108'-10" where 150'-0" is required. We will be adding curb ramps to the ends of the bus drop-off/pick-up island. Due to the requirement of providing an on-site bus loading area, an alternate ADA access is provided in this area. Since the required island is not wide enough to accommodate standard ramps, an alternate design is incorporated. Encroachment on-site to accommodate ramp curb transition is not necessary with this design, which is modified from Uniform Standard Drawing #235 to provide ADA access. There will be four (4) bus spaces available at the new bus drop-off/pick-up area.

New landscaping will be installed throughout the project including along Oakey Boulevard, Lindell Road and Doe Avenue. The new School design includes new landscaping throughout the site as well as a 10' sidewalk and a 6'-15' varying landscape strip adjacent to the sidewalk along Oakey Boulevard, Lindell Road and Doe Avenue. *Please note that along the eastern property line, there is an existing 6' wide NV Energy easement for overhead power lines. To maintain the required vehicle access for NV Energy, landscaping will not be planted within the easement. Additionally, there is a drainage easement at the southeast corner of the site adjacent the NV Energy easement.* For School security, trees will not be planted within 20' of the building and landscaping will be greatly reduced in the parking lot. In addition, four (4) of the existing mature trees located in the southeast corner of the site will be retained and are incorporated into the new landscaping design. The new playground area will consist of asphalt play areas, a natural turf field, a synthetic turf area, two (2) new basketball courts and new shade structures adjacent the asphalt play areas and basketball courts. The new design also includes landscaping and/or play areas within the natural turf area along the east property line.

The site plan includes a potential area for use of portables in the event they are needed at a future time. *The portables are typical at 5,750 square feet and a maximum height of 15'. The total on-site parking provided includes the required parking for the potential portables.*

The School design includes a 34' high cast-in-place address sign which is setback more than 70' from the west property line and more than 160' from the churches and residential on the west side of Lindell Road. It should be noted that one (1) of two (2) churches and the one (1) residential property located in this area are within the Clark County unincorporated jurisdiction.

Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.

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The District believes the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,

A handwritten signature in blue ink that reads "P. Marshall".

Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: John Lopeman, Ethos3 Architects
Johny Corona, CCSD Construction Management
Steve Molina, CCSD Construction Management
File

/pm

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