



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 20, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0048-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0048-EOT2 CONDITIONS

Planning

1. This approval shall expire on 02/09/28 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (20-0278-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for a Temporary School Campus located at the northeast corner of St. Louis Avenue and Atlantic Street.

ISSUES

- Special Use Permit (20-0278-SUP1) for an Alternative Parking Standard approved on 02/09/21 in conjunction with Site Development Plan Review (20-0278-SDR1) was exercised on 09/10/21 with the issuance of a building permit (L21-00301) for the Temporary School Campus and an Extension of Time for the Special Use Permit is not required.
- Condition of Approval number two (2) of Site Development Plan Review (20-0278-SDR1) states, “this approval shall be void three years from the date of final approval, and the modular are to be removed unless an Extension of Time is approved by the City Council.” The applicant is requesting a three-year Extension of Time, which staff supports.

ANALYSIS

The subject site is a Clark County School District campus that was originally constructed in 1959, with the school building being demolished in 2020. The site is now home to a Temporary School Campus consisting of portable classrooms that is utilized by the Clark County school District (CCSD) to house students displaced from other campuses that are undergoing renovations and/or redevelopment. The Temporary Campus includes 36 classroom portables, two administrative portables, and six restroom portables. All portables are single-story and utilize the existing play areas and parking lot that were left intact from the original school campus that was demolished in 2020.

On February 22, 2024 at approximately 8:00 a.m. staff performed a routine field check while school was in session. Staff observed multiple parking lot areas with available parking stalls, as well minimal street parking. The campus was secure with a chain link fence and vehicular gates at driveways, typical of Clark County School District campuses around the City. Staff observed the campus operating with no negative impact to the surrounding residential neighborhood. Therefore, staff is recommending approval of this request with conditions.

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FINDINGS (24-0048-EOT2)

Staff finds the temporary use continues to be conducted in a manner that is harmonious and compatible with the surrounding residential neighborhood as the site will continue to operate as an educational campus for students temporarily displaced due to construction of their respective school campuses. As requested by the applicant, staff has placed a three-year time limit to the requested Extension of Time, and is recommending approval of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/09/21	The Planning Commission approved a request for a Special Use Permit (20-0278-SUP1) for an Alternative Parking Standard to provide 57 parking spaces where 204 are required at 1905 Atlantic Street. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (20-0278-SDR1) for a proposed Temporary School Campus at 1905 Atlantic Street. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/1956	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/08/20	A building permit (L20-00462) was issued for the abandonment of 170 feet of existing one-inch plumbing, electrical pipe at 1905 Atlantic Street. The permit received its final inspection on 06/26/20.
04/09/20	A building permit (L20-00464) was issued for the abandonment of 170 feet of existing one-inch plumbing, electrical pipe at 1905 Atlantic Street. The permit received its final inspection on 10/01/20.
08/24/20	A building permit (L21-00301) was issued for a temporary school campus on the northeast corner of St. Louis Avenue and Atlantic Street. The permit has not received its final inspection as of 02/01/24.
09/10/21	A building permit (SWI-16460) was issued for the demolition of an existing building on the northeast corner of St. Louis Avenue and Atlantic Street. The permit received its final inspection on 01/13/22.

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Pre-Application Meeting	
01/23/24	Staff provided the applicant a submittal checklist for the requested Extension of Time for the temporary school campus.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	8.18

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Temporary School Campus	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A