

December 20, 2023

Las Vegas Planning Department
320 S 9th St
Las Vegas, NV 89101
RE: Strong Start 9th & Bridger

To Whom It May Concern,

We are requesting approval of the new building in an existing K-5 grade campus for the City of Las Vegas Strong Start Academy campus at 9th & Bridger. The existing 1.56-acre campus includes 3 existing buildings. Existing Building #1 (320 9th St) is a single story 1,900 sf structure, currently accommodating three classrooms, in the southwest corner of the campus and will be demolished and replaced with a new two story 9,500sf two story classroom building providing nine classrooms. Building #2 (310 9th St) & Building #3 (300 9th St) will remain unchanged. The existing on-site parking will be enclosed and restriped. Building 2 has nine classrooms and Building 3 has a gymnasium that will remain unchanged. This will increase the campus from 9 classrooms to 18 classrooms. The expansion will upgrade the facilities for the current student body as well as accommodate future growth increase from the current capacity of 180 students to up to 360 students. The school currently holds classes on weekdays and no change is proposed.

The parking requirement for Primary Public and Private School is 3 spaces on site for each classroom. Due to existing site limitations the current parking lot has 18 stripped onsite parking spaces for the required 27. The proposed campus modifications increase the on-site parking to 22 spaces for the required 54. Even with adding onsite parking we request a variance for the required onsite parking due to the financial hardship and infeasibility of vertically stacking parking spaces on the small site, ample offsite parking in the area, and the goals of the Las Vegas Mast Plan aiming to increase downtown density making the area more walkable.

There are three styles of exiting fences onsite. All are approximately 6' high, which is over the required 5' max. On the rear property line, the existing house makes up a portion of the perimeter wall. With its removal and proposed building footprint relocation the design proposed to extend the existing rear and side yard CMU wall along the property line. An ornamental fence with vehicular gates is proposed along the parking lot on the side yard to enclose the parking lot. The gate will be manual and open during business hours. A waiver is requested for the fence height to match the existing character of the site as well as increase the security of the site for the students and faculty.

The proposed development is compatible with development in the area. It utilizes light colored building materials relating to existing historic Chapel but is not aiming to create false sense of history by modernizing the details on the elevations and adjusting the color schemes. Landscaping, building design characteristics, and materials are appropriate for the city. Except for the requested variances, the project is consistent with the City's General Plan.

23-0664
12/20/2023

Site Information:

APN: 139-34-701-010

ADDRESS: 320 S 9th St
LAS VEGAS, NV 89101

ZONING: C-2 General Commercial (No change proposed)

OVERLAY: Las Vegas High School Neighborhood District & Downtown Las Vegas Overlay District

PROJECT
ACREAGE: 1.56 ACRES

Please feel free to contact me with any questions or comments.

Best,



Carson Nolan, RA, LEED AP
Project Architect
702.435.1150
cnolan@simpsoncoulter.com

23-0664
12/20/2023