



1/17/23

City of Las Vegas
Department of Building and Safety
Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

Re: Founders Classical Academy of Las Vegas School Building Addition
5730 W Alexander Rd, Las Vegas, NV 89130
Parcel: 138-01-401-005

To Whom It May Concern,

We are proposing a new building on previously approved existing school campus for both Primary and Secondary students. The building will set directly east of the existing main building on the existing play field. The building will be 2 stories in height and match the roof parapet of the existing adjacent school building and will be approximately 27,200 sf. The new building will connect with a bridge to the second floor and have roof shade canopy. The new building will have 17 Classrooms for a mix of Secondary and Primary Students along with a multipurpose room and an outdoor Courtyard. The play field will be split and will accommodate Secondary and Primary students. No new parking will be provided. We are requesting a special use permit to reduce the required parking. Please find the required parking calculation below:

Existing Main Building: 56,017 SF

33 Classrooms broken down into Primary (K-8) = (23) x 3stalls/classroom & Secondary (10) x 9 stalls /classroom = 159 Required Stalls

Existing Annex Building: 11,109 sf

9 Primary (K-8) Classrooms = (9) x 3stalls/classroom = 27 Required Stalls

New Building: 27,200 sf

17 Classrooms

Primary= (15) x 3 stalls/classroom = 45 Req'd Stalls & Secondary (2) x 9 stalls /classroom = 18 Req'd Stalls: 63 Required Stalls

Total Site Required stalls: 249

Provided: 186

With a deficit of 63 stalls, we are requesting a special use permit to waive design standards to reduce the recommended required parking to a minimum of 25 percent.

1. The justification for this request is contained in the attached parking analysis provided by Lochsa Engineering, Ted Eggerton, traffic engineer.



principals:

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

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2. Bike racks will be provided.
 - a. Per Table G-3 Bicycle Parking Requirements, new bike racks for a minimum of 5 bikes will be installed. The bike racks will be:
 - i. Anchored so that they cannot be easily removed and designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.
 - ii. Visible from one of the main entrances of the building and placed within 40 feet of the entrance.
3. The school is within walking distance to existing RTC bus routes.
 - a. The proposed 2-story buildings are located 0.1 miles of the Southbound Rancho Drive 106 and 102 RTC route which is equal to a 3-minute walk, or 0.2 miles of the Northbound Rancho Drive 106 and 102 RTC route, which is equal to a 4-minute walk.
4. FCALV has around 45 students who walk home and live within 2 miles for students over 12 years old or when accompanied by another student over 12 years old. Currently, 15 students have student parking permits; we do not have large numbers of student drivers as we are located in a lower-social economic, ethnically diverse area in Las Vegas.
5. Currently, FCALV has an AM and PM carline, managed by staff and an app called PikMyKid, that is completed on property as we have long, rectangular perimeter driveway. This process takes about 30 minutes in the morning and 35 in the afternoon with 900 students. The future plan, to lessen that wait times, is staggered start times 7:30 am (Elementary School) and 8:00am (Middle & High School) with about 20 minutes for each line. Traffic studies provide evidence that our car lines are all on the school property and do not impede traffic on Alexander Road. NARA, the local rural HOA, has been completely satisfied with the traffic and best use of the property. Additionally, NARA supported our application for approval to the state to expand and the State has subsequently approved the application for expansion.

The chart on the next page shows the FCALV projected and approved enrollment by the state authority. The 1,334 students is our anticipated enrollment in 28-29, the year we expect to be at capacity. The State Public Charter Authority allows up to 10% increase as these things long-term are difficult to assess, so a maximum (but not expected) could reach 1,467 students. Our focus is not to exceed 1,350 students as we have a 28:1 Student-Teacher Ratio.

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Grade Level	Number of Students					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	102	102	102	102	102	102
1	112	112	112	112	112	112
2	112	112	112	112	112	112
3	112	112	112	112	112	112
4	84	112	112	112	112	112
5	84	112	112	112	112	112
6	84	84	112	112	112	112
7	84	84	84	112	112	112
8	84	84	84	84	112	112
9	84	84	84	84	84	112
10	56	84	84	84	84	84
11	56	56	84	84	84	84
12	28	28	28	56	56	56
TOTAL	1082	1166	1222	1278	1306	1334

New Landscaping will only occur around the new building addition as shown on the Site plan. The project will replace the grass field with artificial turf at the new play fields.

We would appreciate your consideration for this request.

Sincerely,

Barrett Powley, AIA
Principal | Encompass Studio

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