

09/07/22 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

HACIENDA AVE/MORRIS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0349-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone.

Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)

RELATED INFORMATION:

APN:
161-28-301-001 through 161-28-301-003

LAND USE PLAN:
WHITNEY - PUBLIC USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5301 E. Hacienda Avenue
- Site Acreage: 17.4
- Project Type: Monument sign
- Height (feet): 6
- Square Feet: 32

Site Plans

The plans show an approved middle school facility along with an accessory building and associated athletic fields and courts. The main school facility consists of 5 buildings connected with courtyards and canopies. The main school facility is situated on the western portion of the subject site with the accessory building and athletic fields situated on the eastern portion of the site. There are 2 parking lots that are located north and south of the main school facility. The site has access through driveways located along Hacienda Avenue and Tunis Avenue.

Landscaping

Landscaping is not a part of this request.

Signage

The plans depict a double sided freestanding monument sign with a color LED message unit. The sign is shown located along Hacienda Avenue within the existing landscape area and will face both eastbound and westbound traffic on Hacienda Avenue. The sign will be set back 10 feet from Hacienda Avenue, 1,060 feet from the eastern property line, 330 feet from the western property line, and approximately 85 feet from the residential uses to the north of the property.

The sign itself is a total of 6 feet in height, 8 feet wide, and 1 foot deep. The sign will be supported by a 4 foot wide, 8 inch deep base painted beige.

The sign face area is a total of 32 square feet on both sides and will be housed within a black painted aluminum sign cabinet. The sign face area is divided into a back-lit, non-animated portion that takes up the upper 13.5 square feet of the sign and an animated LED message unit that takes up the lower 18.5 square feet of the sign. The plans further indicate that the brightness of the sign will be 300 nits.

Applicant's Justification

The applicant states that the proposed freestanding sign will be used to identify the school from Hacienda Avenue and will allow the school to convey information to parents and the community during daytime hours. The applicant is requesting approval as they believe the sign complies with Title 30 requirements and would not significantly impact neighboring properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0974-97	Reclassified R-E to P-F zoning for a middle school with a use permit	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	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

The proposed signage is compatible in design to the existing school facility and would enhance the site visually. The proposed signage would help to better identify the school and will provide a service to the community through the proposed message unit. The proposed signage meets Title 30 standards, and while the sign is close to existing residential uses, the separation provided

is a sufficient buffer given that there is an 80 foot street and a block wall between nearby residences and the sign. In addition, the luminance of the sign is low enough that impacts to surrounding residences should not be significant. Therefore, staff recommends approval of the design review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that only static messages, not video, are permitted on the electronic message unit; 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; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

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