

08/18/21 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

KATIE AVE/ALGONQUIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM)**

**LEASE:**

**ZONE CHANGE** to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.

**DESIGN REVIEWS** for the following: **1)** an existing school and park (William E. Orr Middle School/Orr Park); and **2)** a proposed animated wall sign in conjunction with a school.

Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-14-302-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1562 Katie Avenue
- Site Acreage: 19.2
- Project Type: Animated wall sign
- Number of Stories: 1
- Parking Provided: 93

**Request & Site Plan**

The property is the site of the William E. Orr Middle School and Orr Park. There are 2 parts to this request. The first is to reclassify the exiting school and park sites into a P-F zoning district, which is more appropriate for the facilities than the current R-1 zoning district. The other portion of this request is to allow the installation of a new animated wall sign in conjunction with the school. No changes are being proposed to the existing school or park facilities with this request.

The site has an area of approximately 19.2 acres with the school located on the western portion of the site and the park on the eastern portion. Records indicate the original school building was

constructed in 1966. The original building is located in the central portion of the western half of the site. Parking for this school is located to the south of the original building. To the north of the original building are several portable classroom buildings and to the northeast is another classroom building. To the west of the original classroom building is an administration building, to the east of the classroom building are a playground and recreation area for the school. There are other existing shade canopies and accessory structures dispersed throughout the site.

The parking is located on the eastern half of the property. The eastern approximately 100 feet of the park site is an existing overhead powerline corridor. On the northeast corner of the park site are a restroom building and 4 shade structures that cover playground equipment and seating areas. On the southern half of the park site are 2 ball fields. The remainder of the park site consists of open space for multiple use for recreational activities.

### Landscaping

No changes are proposed or required to existing landscape areas on the site. Existing landscaping consisting of trees, shrubs, and groundcover are located throughout the site.

### Elevations

Other than the addition of the proposed sign to the administration building, no changes are proposed to the existing buildings and structures on the site. Photographs in the file depict the existing buildings and structures.

### Floor Plans

For reasons of safety and security detailed floor plans are not required for schools. There are no proposed changes to the existing buildings as part of this request.

### Signage

The plans show the animated wall sign located on the south side of the administration building located above the entrance to the building. The sign has an area of 32 square feet and will be used to display information about the school and school events. The sign is an aluminum sign cabinet painted blue to match the school colors. The top portion of the sign is a white face surface with vinyl graphics that display the name of the school. The remainder of the sign is an LED video display.

### Applicant's Justification

The applicant indicates that reclassifying the site to a P-F zoning district will place the school and park facilities in a zoning district that is more appropriate for the existing uses than the current R-1 residential zone. The sign will allow the display of information about the school and school related events, which will be helpful for the community and the students of the school.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900492	Restroom building in conjunction with an existing middle school and park	Approved by ZA	November 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-0156-10	Increased height for a shade structure over playground equipment in conjunction with an existing park	Approved by PC	June 2010
ADR-900203-05	Shade structures in conjunction with an existing park	Approved by ZA	March 2005
VC-1380-94	Tennis court lights	Approved by BCC	November 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Urban Center (from 18 to 32 du/ac)	R-3 & R-4	Multiple family residential
West	Commercial General	C-2	Shopping center

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Current Planning

##### Zone Change & Design Review #1

The request is to reclassify the existing school and park into a zoning district that is more appropriate for the uses on the site. The request is in conformance with the Winchester/Paradise Land Use Plan. Reclassifying this site to a P-F zone does not require any modifications to the existing site or facilities. Therefore, staff supports the request to reclassify these existing facilities into a P-F zone.

##### Design Review #2

The proposed wall sign is in compliance with the standards for an animated wall sign in a P-F zoning district. The sign has a limited area and will not have a negative impact on the existing residential developments abutting the site. Therefore, staff supports this 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that 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 the design reviews must commence within 2 years of approval date or they will expire.

### **Public Works - Development Review**

- No comment.

### **Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES

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