

11/16/21 PC AGENDA SHEET

ANIMATED WALL SIGN
(TITLE 30)

GLENHURST DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM)

LEASE:

DESIGN REVIEW for signage (animated wall sign) in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone.

Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-07-401-009

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 3223 Glenhurst Drive
- Site Acreage: 10.7
- Project Type: Animated wall sign
- Square Feet: 32

Site Plan

The existing 10.7 acre site includes the elementary school on the southern portion of the site, parking to the east and south sides of the school, and play areas to the north of the school buildings. The location of the sign will be 85 feet west of single family residences. Although Title 30 requires a 200 foot separation from an animated sign to residential development, a waiver of development standards is not necessary since the site is zoned P-F and development standards are per the approved plans.

Landscaping

Landscaping is not a part of this request.

Elevations

The school is approximately 25 feet in height and composed of CMU walls with metal accents.

Signage

The proposed signage is 8 feet by 4 feet for a total of 32 square feet. The sign is proposed to be an animated wall sign located about a foot below the roofline on the east side of building facing Glenhurst Drive.

Applicant's Justification

The applicant indicates that the proposed sign will be used to identify the school and convey school related messages during daytime hours.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0209	Vacated a portion of a right-of-way being an unnamed street located within the subject parcel	Approved by PC	June 2020
ZC-0480-16	Reclassified 11.1 acres from R-1 to P-F zoning for an elementary school expansion	Approved by BCC	September 2016
UC-041-65	Elementary school	Approved by BCC	November 1965

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Townhouses
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Residential Suburban (up to 8 du/ac), Residential Urban Center (18 to 32 du/ac), & Commercial General	R-1, R-4 & C-2	Single family residences, an apartment complex & a parking lot
South	Residential Suburban (up to 8 du/ac) & Commercial General	R-1 & C-2	Single family residences & pool supply store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed animated wall sign should have no negative impacts on the surrounding area. The location of the sign will be facing Glenhurst Drive; however, the sign will be utilized during daylight hours for school related messages. Therefore, staff can support this request for signage in conjunction with an existing elementary school.

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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES

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