



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0263-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 500

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0263-MSP1 CONDITIONS

Planning

1. The wall sign shall not be illuminated between the hours of 9:00 p.m. to 6:00 a.m. daily.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and sign elevations date stamped 05/13/24.
4. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Community Development.
5. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
6. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Clark County School District is requesting review of a Master Sign Plan for Ernest May Elementary School to add a new 37 square-foot wall sign with a 32 square-foot animated LED display on the west elevation of the main school building at 6350 West Washburn Road. The proposed sign would provide information pertinent to the school and onsite events. An existing 43 square-foot digital reader board sign in the same location would be removed.

ISSUES

- Pursuant to Title 19.10.020(E)(3), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(E) allowing for an animated LED sign of 60 square feet or less that complies with Residential Protection Standards.
- The proposed wall sign does not meet Residential Protection Standards. The proposed animated sign would be located approximately 160 feet north of the nearest single-family residential property line where 200 feet is the minimum required separation distance.
- A condition of approval has been added requiring the sign to not be illuminated between the hours of 9:00 p.m. and 6:00 a.m. nightly.

ANALYSIS

The school property is zoned C-V (Civic) with a PF (Public Facility) General Plan Land Use Designation. Pursuant to Title 19.10.020(E)(3), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(E). Animated signs and electronic message units are prohibited by the P-O zoning district sign standards. However, pursuant to Title 19.10.020(E) standards for signage within the C-V (Civic) District, “additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of a Master Sign Plan pursuant to the provisions of LVMC 19.16.270.”

Adjacent single-family residential properties to the north, south and west are zoned R-1 (Single Family Residential), properties to the east are zoned R-E (Residence Estates) and two properties to the north are zoned R-PD4 (Residential Planned Development - 4 Units per Acre).

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The proposed animated wall sign would be located on the southeast elevation of the existing school building facing Washburn Road. This sign would replace a larger (43 square-foot) existing electronic message unit on the same elevation. The south elevation does not contain any other signage, excepting the building address. The proposed LED illuminated sign is similar to other animated signs approved for schools around the Las Vegas Valley. The building address is exempt from sign design regulation under LVMC 19.08.120.

The proposed animated sign would be programmed to display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120. The sign will be programmed to animate between 6:00 a.m. and 9:00 p.m. If approved, a condition of approval will require the sign to not be illuminated between the hours of 9:00 p.m. and 6:00 a.m. due to proximity to single-family dwellings.

LVMC 19.10.020(E)(3) allows for one institutional sign not to exceed 60 square feet in area in addition to the normal P-O sign standards. This sign may include an LED illuminated or animated display that complies with the Residential Protection Standards of Title 19.08.120. However, it would be set back 158 feet and visible from single-family residential properties to the south where Residential Protection Standards require at least 200 feet of separation for illuminated signs. Properties to the north, east and west of the school would not directly face the proposed sign.

The existing school building is angled such that a direct view of the sign could be over 200 feet from some residential properties to the southeast of the subject site. However, light from the sign may still be visible from residential properties within 200 feet of the sign location. As the proposed sign would fail to meet Residential Protection Standards in this location, staff recommends denial, subject to conditions if approved.

FINDINGS (24-0263-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of Title 19 and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. Pursuant to Title 19.16.270, all signs in the Master Sign Plan shall:

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1. **Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g) [of Title 19.16.270(D)(2)]. Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;**

The proposed animated and illuminated wall sign does not conform to the requirements of Title 19.08.120 for institutional wall signs in the C-V zoning district. Pursuant to Title 19.10.020(E)(3) the applicant may request a Master Sign Plan to review additional signs in conjunction with a public or semi-public institution.

2. **Conform to the Residential Protection Standards set forth in this Title;**

The proposed wall sign with animated LED display does not meet Residential Protection Standards, as it is proposed to be located less than 200 feet from property zoned R-1 (Single Family Residential) and is directly or indirectly visible from such properties. The lettering depicting the name of the school is not illuminated.

3. **Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;**

The proposed signage will not interfere with site circulation or emergency exit patterns.

4. **Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;**

The proposed sign is compatible with the architectural characteristics of the existing school.

5. **Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;**

The proposed sign is required by Building Code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

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- 6. **Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and**

The proposed sign uses designs and materials that are appropriate for an educational campus.

- 7. **Be designed as attractive and complementary features of the development, which it serves.**

The design of the proposed sign complements an educational campus.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/02/90	The City Council approved a request for a Rezoning (Z-0030-90) from R-E (Residence Estates) to C-V (Civic) on approximately 9.00 acres at the northeast corner of Washburn Road and Torrey Pines Drive. The Planning Commission and staff recommended approval.
02/01/99	Department of Planning and Development staff administratively approved a request for a Site Development Plan Review [Z-0030-90(1)] for a proposed 16-foot tall, 3,420 square-foot addition to an existing elementary school on 7.50 acres at 6350 West Washburn Road.

<i>Most Recent Change of Ownership</i>	
11/21/89	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/16/91	A building permit (#91094425) was issued for an elementary school at 6350 West Washburn Road.
10/01/99	A building permit (#99019187) was issued for an addition to an existing elementary school at 6350 West Washburn Road.

<i>Pre-Application Meeting</i>	
05/09/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Master Sign Plan application.

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Neighborhood Meeting	
05/30/24	A neighborhood meeting was not required. However, the applicant held a voluntary public meeting at the Ernest May Elementary School Multi-Purpose Room, 6350 West Washburn Road to discuss the Master Sign Plan request. Staff did not attend.

Field Check	
05/23/24	The proposed sign location is visible from multiple residential properties to the south, but not from the southwest or from 6305 West Washburn Road, where existing landscaping obscures the view. Photographs were taken from different vantage points. The existing wall sign contains an electronic reader board.

Details of Application Request	
Site Area	
Net Acres	7.50

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Public or Private School, Primary	PF (Public Facility)	C-V (Civic)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
			R-PD4 (Residential Planned Development - 4 Units per Acre)
South	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Residential, Single Family, Detached	R (Rural Estates Residential)	R-E (Residence Estates)
West	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Rancho	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175/200 Feet)	Y
C-V (Civic) District	Y
RP-O (Rural Preservation Overlay) District (330' buffer area)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020 and 19.08.120, the following standards apply:

Wall Signs: P-O (Professional Office) Zoning District [southwest corner of building]			
Standards	Allowed	Provided	Compliance
Maximum Number	1 sign per tenant or per building elevation which faces a street or onsite parking area	(1) proposed animated sign facing Washburn Rd (1) existing institutional sign displaying name of school	Y
Maximum Area	10% of Building Elevation (or max 627 SF)	0.85% (57 SF)	Y
Maximum Height	N/A	N/A	N/A
Maximum Projection	Shall not project more than 24 inches from the structure to which it is attached	6 inches	Y
Illumination and Residential Protection Standards	Internal and/or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal LED illumination Sign face is 158 feet from SFR property to south	N

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Pursuant to Title 19.10.020 and 19.08.120, the following standards apply:

<i>Wall Signs: P-O (Professional Office) Zoning District [southwest corner of building]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Animated and electronic message units	Prohibited by P-O standards, but allowed per Title 19.10.020.E if meeting area and Residential Protection Standards 60 SF max area	32 SF animated LED display (cabinet area is 37 SF)	Additional signs permitted with MSP