

SIGNAGE/LIGHTING
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0443-DEAN MARTIN DR, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow ground mounted up-lighting.

DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage in conjunction with a previously approved office/warehouse center on 15.8 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-206-001 through 177-08-206-003; 177-08-207-001; 177-08-207-003; 177-08-299-005

WAIVER OF DEVELOPMENT STANDARDS:

Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.8
- Project Type: Signage and lighting for office/warehouse center

Site Plan & Request

The previous land use approval (ZC-23-0074) required a design review for signage and lighting as a public hearing. The previously approved site plan depicts an office/warehouse center consisting of 6 buildings on 15.8 acres. Four buildings are oriented east-west, and 2 buildings located on opposite ends of the site and are oriented north-south. The approved buildings are set back 62 feet to the north property line, 75 feet to the east property line along Dean Martin Drive, 72 feet to the south property line along Robindale Road, and 211 feet to the west property line along Procyon Street. Parking spaces are located throughout the site, and access is provided by a

driveway from Dean Martin Drive and 2 driveways from Robindale Road. Additionally, there is no access proposed from Polaris Avenue and Procyon Street to the office/warehouse center.

Landscaping

The site landscaping was previously approved and not a part of this request.

Photometric (Lighting) Plan

A plan depicting photometric calculations for the site indicates that the lighting from this project will not have a negative impact on the abutting land uses. The plans depict shielded ground mounted up-lighting located in front of each of the 4 monument signs, along with 20 foot tall parking lot light poles. Wall lighting is mounted at varying heights along each elevation of the buildings.

Elevations

The previously approved office warehouse buildings are constructed of concrete tilt-up panels. The approved buildings consist of varying depth surface planes using paint colors and architectural features such as tube steel canopies, concrete panels, architectural cornice, and decorative metal lap accents to add visual interest. The base paint colors will be shades of gray with a white accent color. The proposed shielded wall fixtures provide a variety of lighting along each building elevation.

Signage

The plans depict 1 project identification sign and 3 monument signs located along either Dean Martin Drive or Robindale Road along with building tenant signs. The project identification sign located at the intersection of Dean Martin Drive and Robindale Road has an overall height of 5 feet 10 inches, a curved base to emphasize the development corner, and 34 square feet of sign area. There is 1 monument sign located on the south side of the driveway entrance on Dean Martin Drive. There are 2 monument signs, each located on the east side of the driveway entrances along Robindale Road. The monument signs have an overall height of 4 feet 10 inches and a sign area of 25 square feet. All signs include textured concrete columns with polished black granite tiles and brushed aluminum letters. Building tenant wall signs consist of high-density foam letters or aluminum composite material with black or colored fascia and black or colored sides in font style specified by the tenant. The maximum area for each tenant wall sign is 22.5 square feet.

Applicant's Justification

The applicant indicates that the proposed signage and lighting are designed to compliment the previously approved industrial development. Each sign will provide consistent lettering style throughout the development. The proposed shielded up-lights are designed to prevent light pointing to the sky or toward adjacent parcels. The proposed building signage will be stationary, non-electric and will consist of the tenant's company name and or logo only. Additional tenant information will be allowed on the entrance door or storefront.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0075	Vacated easements and rights-of-way	Approved by BCC	April 2023
ZC-23-0074	Reclassified 4.1 acres from R-E (RNP-I) to M-D zoning along with waivers and design reviews	Approved by BCC	April 2023
PA-23-700006	Master Plan Amendment to re-designate the land use category from Ranch Estate Neighborhood to Business Employment	Approved by BCC	April 2023
NZC-21-0101	Reclassified 12.6 acres of this site to M-D zoning for an office/warehouse complex consisting of 9 buildings	Approved BCC	June 2021
VS-21-0102	Vacated and abandoned easements and rights-of-way on 12.6 acres	Approved BCC	June 2021
TM-21-500026	1 lot commercial subdivision on 12.6 acres	Approved BCC	June 2021
ZC-19-0457	Reclassified the eastern most parcel of this site to C-P zoning for an office building	Approved by BCC	August 2019
ZC-0659-03	Reclassified the western portions of this site to C-P zoning for an office complex	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use; Neighborhood Commercial; & Ranch Estate Neighborhood (up to 2 du/ac)	P-F, C-P, & R-E (RNP-I)	Fire station, undeveloped, & single family residential
South	Neighborhood Commercial; Public Use; & Ranch Estate Neighborhood (up to 2 du/ac)	R-E, P-F, & R-E (RNP-I)	Single family residential & undeveloped
East	Neighborhood Commercial & Business Employment	C-P & M-D	Office park & office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The shielded ground mounted up-lighting fixtures are in front of each of the monument signs. Staff does not anticipate the ground mounted lighting fixtures creating a negative impact to the surrounding land uses and properties. Therefore, staff recommends approval of this request.

Design Review #1

The plans indicate that all lighting fixtures, will be shielded and/or directed away from the surrounding residential uses. The photometric calculations indicate that the on-site lighting will not have a negative impact on the abutting developments. Staff finds that the lighting plan is compatible with adjacent residential development and is consistent with the approved land use. Therefore, staff can support this design review.

Design Review #2

The proposed project identification sign, monument signs, and building signage meet Code standards and are architecturally compatible with the approved buildings. Therefore, staff can support this request.

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:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER KIMURA

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