

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC

SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

123-23-401-001

SIGN DESIGN REVIEW:

Increase the overall area of an electronic sign (electronic message unit, static) to 225 square feet where a maximum of 100 square feet is allowed per Section 30.05.02G (a 125% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6755 Speedway Boulevard
- Site Acreage: 58.75
- Project Type: Modifications to an existing freestanding sign
- Sign Height (feet): 50 (no change)
- Square Feet: 100 (existing)/225 (proposed)

Site Plans

The plans depict an existing electronic sign (electronic message unit, static) that was originally developed as part of an office/warehouse complex. The sign is located at the southeast corner of Hollywood Boulevard and Speedway Boulevard.

Sign Plans

The plans depict an existing 50 foot high freestanding sign with an existing 100 square foot portion of the sign being a static electronic message unit. The proposed sign plans show a new 225 square foot static electronic message unit sign that will replace the existing 100 square foot sign. The 20 foot by 11.25 foot newly proposed static electronic message unit sign is generally oriented northwest to southeast. The bottom of the electronic message sign is located 21 feet above the

surrounding grade and sidewalk. The electronic sign will increase in width from 12 feet to 20 feet. The new sign face will fit between the support pillars of the sign. No changes are proposed to the general sign structure or the existing portion of the sign above the electronic message unit.

Landscaping

No additional landscaping is proposed or required with this application.

Applicant's Justification

The applicant has described the new sign as an upgrade that will fit the scale of the existing industrial warehouse complex. The physical properties of the new sign are approximately 11 feet 3 inches high by 20 feet wide or 225 square feet. The existing electronic message unit is 100 square feet in area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1003	Allowed offices as principal use	Approved by PC	February 2019
UC-0972-17	Recreational facility (indoor go-kart track) with a waiver to reduce parking	Approved by PC	December 2017
WS-0282-15	Service bar within an existing office/warehouse complex	Approved by PC	September 2015
ZC-0119-96	Reclassified 106.1 acres to an M-1 zone for an office/warehouse complex	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & East	Business Employment	CG (AE-70 & AE-75)	Speedway facilities
South	Business Employment	IL & RS80 (AE-70 & AE-75)	Office/warehouse complex & parking lot
West	City of North Las Vegas	PUD	Warehouse/distribution building

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. The proposed modifications to the existing freestanding sign are consistent in style, design, and scale with the 58.75 acre industrial warehouse development

at the southeast corner of Hollywood Boulevard and Speedway Boulevard. Staff finds the modifications to the freestanding sign should not have an adverse or negative impact on the surrounding land use or properties; therefore, staff recommends approval.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: SCHNITZER PROPERTIES MANAGEMENT

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