

11/08/23 BCC AGENDA SHEET

SIGNAGE & LIGHTING
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.

DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-20-215-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow roof signs where not allowed per Table 30.72-1.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5 (portion)
- Project Type: Signage and lighting for a previously approved emergency care facility
- Number of Stories: 1
- Building Height (feet): Up to 26

Site Plans & Request

The emergency care facility was approved via UC-18-0780 by the Board in December 2018. The approved site plans depict a 10,840 square foot emergency care facility located on the western half of the subject site. The building fronts Blue Diamond Road and is approximately 480 feet west of El Capitan Way. The site has access to both Blue Diamond Road and El Capitan Way. The plans show 2 porte-cocheres for emergency and ambulance entries located on the east and west sides of the building. Parking spaces are shown on the east, north, northwest, and south

sides of the building. A condition of approval required a design review as a public hearing for signage and lighting.

This application is for proposed signage and site lighting. Lighting is shown around the perimeter of the building with 20 foot high shielded light poles located within existing landscape areas adjacent to parking stalls and drive aisles.

Landscaping

There are no proposed or required changes to the approved landscape plans.

Signage

The proposed monument sign is located at the northwest corner of the site along Blue Diamond Road and 13 feet from the west property line. The monument sign has an overall height of 9 feet and includes a light blue background with a logo detailing the emergency center with brick veneer to match the elevation of the building.

The wall signs are located on the west, north, and east sides of the approved building. Wall signs include directional information and signage on the entry doors.

The roof signs are located on the entry porte cochere canopies on the east and west sides of the building facing north. The east sign indicates “Emergency”, and the west sign indicates “Ambulance”. The roof signs will be internally illuminated with channel letters that face north towards Blue Diamond Road. The signs are approximately 24 feet wide and 2 feet high. The signs sit upon an aluminum mounting plate with a total area of 96 square feet.

Applicant’s Justification

The applicant indicates all the proposed lighting meets development standards. The request for site monument and wall signage also meets development standards. The requested roof signs are for the safety and welfare of those entering and using the facility and will not negatively impact the surrounding areas as there is no illumination on the south face of the signs.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400169 (UC-18-0780)	First extension of time for an emergency medical facility	Approved by BCC	December 2021
UC-18-0780	Emergency care facility and increased finished grade	Approved by BCC	December 2018
VS-0464-17	Vacated and abandoned a 5 foot easement	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use and waived alternative landscaping with a design review	Approved by BCC	April 2017
ZC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	R-4	Senior housing

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.

Waiver of Development Standards & Design Reviews

Staff finds that the proposed roof signs do not pose a negative impact on the existing commercial building or overall commercial center. The design is architecturally compatible with existing signs along Blue Diamond Road, and the signs do not face any residences to the south. Likewise, the roof sign is part of the port-a-cochere canopy and will not extend above the roofline of the building. The proposed monument sign and wall signs meet development standards and do not face the residential properties to the south. Additionally, the proposed shielded site lighting is located over 50 feet from the residential properties to the south; therefore, staff supports these requests.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HILLS MEDICAL CENTER, LLC

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