

05/18/21 PC AGENDA SHEET

SIGNAGE AND LIGHTING
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:

DESIGN REVIEWS for the following: **1)** signage; and **2)** lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-401-003

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9690 S. Maryland Parkway
- Site Acreage: 3.8
- Project Type: Signage and lighting
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,300 (Credit Union)
- Parking Required/Provided: 112/123

Site Plans

The approved plans depict a proposed building for a future branch of America First Credit Union to be in the southwest portion of the lot. The overall site was originally approved through a zone change application (ZC-0633-17) that included waivers for throat depth and a design review for a commercial center. Conditions of approval for ZC-0633-17 stated that all individual pad sites required a design review as a public hearing, and also required a design review as a public hearing for lighting and signage. Pad A is located on the southeast corner adjacent to the driveway access, Pads B and C are located 10 feet from the east property line, and Pads D and E are located on the northwest corner and west side of the subject site respectively. The plans show parking spaces distributed throughout the site. Five foot wide pedestrian walkways are shown

throughout the development, providing connection between the proposed bank building, the pad sites, and sidewalks along Silverado Ranch Boulevard and Maryland Parkway. Access to the site is provided by 2 driveways, with 1 driveway from Maryland Parkway and 1 driveway from Silverado Ranch Boulevard. Loading spaces are shown adjacent to the south exterior of Pad B and adjacent to the west exterior of Pad D. The proposed credit union building will also provide drive-thru banking services with dedicated one-way traffic and signage to help direct traffic.

Landscaping

The landscape plan was already approved with the previous application. There are existing attached sidewalks along Maryland Parkway and Silverado Ranch Boulevard. The plans show 15 foot wide landscape areas along Maryland Parkway and Silverado Ranch Boulevard. A minimum 10 foot wide landscape area consisting of Evergreen trees is located along the north half of the east property line, adjacent to the existing residential development. The plans show a proposed 6 foot high decorative masonry wall and a 10 foot wide landscape area consisting of large Evergreen trees on the north side of the site, and the south side of Gary Avenue. The Evergreen trees will provide the required screening buffer adjacent to the existing residential development across Gary Avenue. Parking lot landscaping complies with Code.

Elevations

The approved plans show a 1 story bank building with a flat roof behind a parapet wall. The exterior of the building will be constructed of a mix of brick, stone, glass fiber reinforced concrete, tinted glass windows and doors with different types of glazing and metal roofing.

Signage

The proposed signage includes freestanding directional signs, front entry signs, drive-thru portico signs, wall signs, and a double sided digital monument sign. The 6 freestanding directional signs will be constructed of aluminum fabrication with blue metallic materials with satin finish. The 3 drive-thru portico cabinet signs will measure approximately up to 200 square feet each and are constructed of clear acrylic face with aluminum pan cabinet and LED lighting. A total of 3 wall signs are proposed on the west, south, and east exterior and each will measure approximately 66 square feet to 121 square feet. The double sided monument sign located along Maryland Parkway will be up to 8 feet in height, approximately 55 square feet and constructed with a concrete base with cap, illuminated logo with acrylic face.

Lighting

The lighting provided by the applicant shows a design that will avoid adverse light pollution adjacent to the adjacent residential buildings. The plans depict the type of lighting, approximate heights of lighting fixtures, illuminated signage and a photometric plan demonstrating compliance with the Development Code. The finished exterior parts are protected by a zinc finish providing for corrosion resistance and weathering. The proposed pole lighting will be up to 25 feet in height, the maximum allowed per Code.

Applicant's Justification

Per the applicant's justification letter, zone change application (ZC-0633-17) and patent easement vacation and abandonment application (VS-0634-17) was approved for this property back in November 2017. A condition of approval for ZC-0633-17 required a design review for

signage and lighting approval. America First Credit Union will only be constructing a portion of the overall site at this time; therefore, the signage and lighting package only covers what will be constructed with the development of this branch. This signage and lighting review will run concurrently with the Public Works off-site permit (PW-20-19476).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0975	Waivers for modified driveway design standards, and design review for financial services building	Approved by PC	February 2020
VS-0634-17	Vacated and abandoned patent easements	Approved by BCC	November 2017
ZC-0633-17	Reclassified from R-E to C-1 zoning with a waiver for modified street improvements, and design review for a proposed bank building and 5 pad sites	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1 & RUD	Commercial retail & single family residential
West	Commercial General	C-2	CVS store & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The plans show that both the lighting and the signage do not produce excess light spillage and find that both the lighting and signage are harmonious to the site. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. 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 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NATALIE NICHOLS

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