

ROOF SIGNS
(TITLE 30)

KAREN AVE/STATE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.

DESIGN REVIEW for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District.

Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-10-510-029

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 900 Karen Avenue
- Site Acreage: 1.1
- Project Type: Roof Signs (1 existing, 1 proposed)
- Number of Stories: 2
- Building Height (feet): 32 feet
- Square Feet: 34,020 (commercial building)/48 (roof sign)/313 (proposed roof sign)

Site Plan

The site plan depicts an existing commercial center located south of Sahara Avenue, north of Karen Avenue, east of State Street, and west of Market Street. The majority of the commercial center is developed except for the southeast corner of the site. Existing commercial buildings with a variety of uses such as retail, restaurants, places of worship, offices, and recreational facilities are located along all of the property lines, including the centrally located building. Parking is also centrally located within the site. The applicant's commercial building is located along the southwest corner of the site, 280 feet east of State Street, north of Karen Avenue. Access to the site is located via existing driveways adjacent to Sahara Avenue, Market Street,

and Karen Avenue. Cross-access is also located along the east property line which allows patrons to head east towards Maryland Parkway.

The applicant is proposing a waiver to allow the existing roof sign and proposing a second roof sign on the building.

Elevations

Records show that the building was constructed in 1975. Currently the overall height of the 2 story building is 32 feet. The majority of the tenant spaces face outward along the north and south facing elevations.

Signage

Sign 1 (existing roof sign) –

Plans and photographs show that there is an existing centrally located roof sign. The existing sign is an illuminated cabinet box that is welded to an existing square-tube framed structure and flush mounted to the existing roof. This sign has an overall area of 48 square feet, and does not project higher than the existing height of the building (32 feet).

Sign 2 (proposed roof sign) –

The applicant is proposing a set of illuminated cabinet channel letters which will be flush mounted to the roof. On the north facing elevation of the roof, the first set will be installed on the eastern portion of the roof, and the second set will be installed on the western portion of the roof. The existing roof sign will remain in the center. The total area of the proposed roof sign is 313 square feet.

Applicant's Justification

The applicant, New Orleans Square (NOS) is located within a commercial plaza for Clark County locals and tourists, and is home to an interesting collection of businesses which include art galleries, unique retailers, design shops, recovery programs, faith-based organizations, music education, yoga studios, and much more. NOS is located in The Historic Commercial Center District ("HCCD"), established in 1963, and is rich in a variety of shops, dining, and entertainment, right off "The Strip". Per the justification letter the applicant is applying for a waiver of development standards and a design review to allow a roof sign, where roof signs are not permitted per Chapter 30.72. The existing signage for NOS is an illuminated cabinet box sign that is mounted to a square-tube frame structure. The applicant hired expert technicians to survey the existing roof sign and have determined that the existing sign has been on the roof for decades. In addition, a new roof sign is also proposed and will be integrated with the existing roof sign. A permit will properly be applied for the existing and proposed roof signage with the Building Department. The illuminated channel letters on the rooftop will serve as prominent signage to increase visibility from within the parking lot. Having a prominent and respectful sign to indicate their place of business would be a beneficial draw-in for customers and the tenants of NOS. The channel letters have been manufactured by a licensed Nevada Contractor and are UL certified. Ultimately the signage will produce a desirable result for its tenants while acknowledging and maintaining standards followed by the Master Plan. The signage will have absolutely no impact on adjacent properties as there are no nearby properties where the signage will be visible.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0270-10	Allowed psychic arts	Approved by PC	August 2010
UC-0478-02	Live entertainment within an existing tavern	Approved by PC	May 2002
ZC-1078-00	Reclassified the site from C-C to C-2 zoning as part of the adoption of Title 30	Approved by BCC	September 2000
UC-0293-00	Live entertainment	Approved by PC	April 2000

*Additional land use applications have been approved for this site and the entire commercial center, not related to this application type.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Commercial establishments
South	Compact Neighborhood (up to 18 du/ac)	R-2	Town homes
East	Corridor Mixed-Use	C-2	Commercial & retail establishments
West	Entertainment Mixed-Use	H-1	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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.

As long as appropriate building permits are acquired by the applicant, staff can support both the waiver of development standard and design review request. Staff finds that the existing roof sign and the proposed roof sign do not pose a negative impact to the existing commercial building. The design is architecturally compatible to the existing building and to the overall complex. Furthermore, both signs do not face any residences 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:**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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: LIGHT KNIGHTS

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