

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400126 (ZC-1312-96)-SREIT DEAN MARTIN DRIVE, LLC:

WAIVER OF CONDITIONS of a zone change requiring a design review as public hearing for signage in conjunction with a warehouse complex on 13.57 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the north side of Warm Springs Road and the east side of Dean Martin Drive within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-404-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7220 Dean Martin Drive
- Site Acreage: 13.57
- Project Type: Waiver of condition for signage
- Number of Lots: 1

History, Site Plan, & Request

The zoning on this property was approved by ZC-1312-96 for a 144,808 square foot industrial complex consisting of 4 buildings on approximately 14 acres with access from Dean Martin Drive. The approval of the zone change required a design review as a public hearing to address architectural design, lighting, and signage on the site. A variance (VC-0415-98) to reduce the landscaping along the street acted as a design review for 3 buildings, a potential building pad site and future development area. Also, the submitted landscaping and lighting plans addressed the concerns of previous land use applications. However, the variance did not address signage for the project and no design review was ever filed for signage since then. This current application seeks to waive the previous condition requiring a design review for signage as a public hearing since numerous building permits have been approved for signage for this site.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1312-96:

- Subject to filing Form 7446-1 “Motion of Proposed Construction or Alteration” with the Federal Aviation Administration (FAA) at least 30 days before construction begins with no issuance of building permits until the Department of Aviation notifies Plans Check that this form has been received and favorably ruled upon by the FAA;
- Right-of-way dedication to include right-of-way on Warm Springs for a 60 foot minimum width half street;
- Drainage and traffic studies and compliance;
- Full off-sites to include full off-sites on Warm Springs from Industrial Road to entrance;
- Vacate Arby alignment;
- Applicant may vacate Copaville alignment or dedicate necessary right-of-way for a full width street and cul-de-sac;
- Design review as a public hearing for architectural design, landscaping, lighting, and signage;
- All structures on the site must be of the same architectural style and character;
- Compliance with the Nevada Department of Transportation memo dated 9/16/96;
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a Use Permit.

Applicant’s Justification

The applicant has stated that they want the sign to advertise the business of one of their lessees so that attendees of the business know where to be directed to. Furthermore, they state that they have had multiple signs permitted at this location with no conflict.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-16-0668	Vacated and abandoned	Approved by PC	November 2016
UC-16-0180	Office as a principal use	Approved by PC	May 2016
UC-14-0692	Office as a principal use	Approved by PC	October 2014
UC-12-0115	Secondhand furniture sales	Approved by PC	May 2012
UC-11-0055	Use permit and design review for a power transmission line	Approved by PC	April 2011
UC-99-1985	Relocation of an existing overhead line	Approved by PC	February 2000
DR-99-0628	Industrial complex	Approved by PC	June 1999

Prior Land Use Requests

Application Number	Request	Action	Date
VC-98-0415	Variance for reduced landscaping and design review for warehouse complex	Approved by PC	April 1998
VS-97-1009	Vacated and abandoned	Approved by BCC	August 1997
ZC-96-1312	Waiver of conditions for a zone change for full off-site improvements	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2, RS20 & IP (AE-60)	I-21 & undeveloped
South	Business Employment	IP (AE-65)	Warehouse/distribution center
East	Entertainment Mixed-Use	IP, H-2, & RS20 (AE-65)	I-215 & industrial complex
West	Neighborhood Commercial, Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (AE-60)	Undeveloped, single-family residential, & office complex

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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff has found that numerous sign permits dating back to the year 2000 have been approved for this site, verifying the applicant’s statement. BD24-09344 is the first building permit to have the proper conditions of approval applied to it, despite numerous signs meeting code requirements being permitted here before and after this request. Since all the existing signs and the proposed sign meet the code requirements, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: LINCOLN PROPERTY COMPANY

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