

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400042 (WS-23-0718)-UNCOMMONS LIVING BLDG 1, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for signage.

DESIGN REVIEW for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the number of directional signs to 37 where a maximum of 12 are permitted per Table 30.72-1 (a 208% increase) and 17 signs were previously approved (a 118% increase).
 - b. Increase the total area of directional signs to 374 square feet where a maximum of 120 square feet is permitted per Table 30.72-1 (a 212% increase) and 235 square feet was previously approved (a 59% increase).
 - c. Increase the number of animated (video) wall signs to 4 where a maximum of 1 animated (non-video electronic message unit) sign is permitted per freestanding sign per Section 30.48.068 (a 300% increase) and where 3 signs were previously approved (a 25% increase) and where animated signs are not permitted per Section 30.48.770.
 - d. Increase the total area of animated (video) signs to 805 square feet where a maximum of 70 square feet is the maximum (a 1,050% increase) per Section 30.48.680 and where 755 square feet was previously approved (a 7% increase).
 - e. Increase the number of roof signs on the canopies along the façade of various buildings and the entries into the parking garages to 60 signs where roof signs are not permitted per Section 30.72.040 and 46 signs were previously approved (a 30% increase).
 - f. Increase the total area of roof signs on the canopies along the façade of various buildings and the entries into the parking garages to 2,220 square feet where roof signs are not permitted per Section 30.72.040 and where 1,700 square feet was previously approved (a 31% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 32.5
- Project Type: Modifications to comprehensive sign package

Overview & Site Plan

The previously approved application is for modifications to the original comprehensive sign package application (WS-20-0507) for a partially completed mixed-use development and High Impact Project (HIP). The project was originally approved by action on ZC-19-0343 on June 27, 2019. Subsequent applications include DR-20-0098 for revisions to portions of the development, WS-20-0507 for a comprehensive sign package, DR-20-0098, DR-22-0011, WS-23-0333 for revisions to Phase II of the residential element of the project site and UC-23-0604 for an amendment to the pedestrian realm for Phase II of the residential element which is in process.

The approved plans depict and outline all the signs requested for this application. Details of each type of sign, the square footage, and number of signs amended and requested are shown on the plans. The previously approved plans depict a mixed-use project consisting of office buildings, a movie theater, commercial buildings, residential buildings, and parking structures. No changes in location or design of the previously approved uses and buildings are proposed with this application.

Signage

The approved revisions to the existing sign package included an increase in the total number and square footage of project identification, monument, wall, directional, projecting, roof, and animated signs. No changes were proposed to any previously approved freestanding signs or nameplate signs. Waivers of development standards were necessary to increase the number and area of directional signs as well as for animated signs and roof signs. However, waivers were previously approved in 2020 to allow three animated (video) wall signs for a total of 755 square feet. One additional animated (video) 50 square foot wall sign was approved.

Additional roof signs, 14 to a total of 60 were approved. The following tables are a summary of the previous signage approved with the ongoing comprehensive sign package in 2020. Any additional proposed signage area and additional number of signs requested with this application are also shown and the proposed signage with this application.

Type of Sign	Approved (sq. ft.)	Proposed Additional (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Proposed Signs	# of Additional Signs	Total # of Signs
Freestanding	740	0	740	945	0	2	0	2
Project Identification	183	154	337	840	84%	3	3	6
Monument	244	134	378	840	55%	4	3	7
Wall*	8,355	10,282	18,637	89,134	123%	122	115	237
Directional	235	154	389	120	66%	18	19	37
Projecting	592	64	656	672	11%	23	6	29
Nameplate	200	0	200	200	0%	5	0	5
Roof	1,700	520	2,220	N/A	31%	46	14	60
Overall Total	12,249	11,308	23,557	92,801	46%	223	160	383

*The wall signs also contain animation. The details for animated signs are listed below:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Proposed Signs	# of Additional Signs	Total # of Signs
Animated	755	50	805	70	7%	3	1	4

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0718:

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.

Applicant's Justification

The applicant is requesting a 3 year extension to commence the remaining signage. This application is conjunction to 5 other land use applications that are in conjunction to the Matter Uncommons, LLC project. The remaining signs were not installed because certain portions of the site have not commenced due to financial issues.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-24-0261	Change the name to Gagnier Boulevard to Signature Boulevard	Approved by BCC	November 2024

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0802	Design review for a recreational facility in conjunction to a previously approved mixed use	Approved by BCC	February 2024
WC-23-400174 (ZC-18-0343)	Waiver of Conditions of a zone change requiring live entertainment limited to daytime hours when it is within 500 feet of existing abutting residential uses, and temporary outdoor commercial events located within 200 feet of existing abutting residential development and live entertainment associated with a temporary outdoor commercial event located within 500 feet of existing abutting residential development limited to daytime hours	Approved by BCC	February 2024
UC-23-0604	Use permit for modification to pedestrian realm, and allowed alternative design for pedestrian realm	Approved by BCC	November 2023
WS-23-0333	Waived approach distance, throat depth, and driveways with a design review for Phase II of a high impact mixed-use project and finished grade	Approved by BCC	August 2023
ET-22-400041 (DR-20-0098)	First extension of time for outdoor theater and revisions to a high impact mixed-use project	Approved by BCC	May 2022
ET-22-400040 (WS-20-0099)	First extension of time for a temporary parking lot for a high impact mixed-use project	Approved by BCC	May 2022
ET-22-400039 (ZC-19-0343)	First extension of time request for a high impact mixed-use project	Approved by BCC	May 2022
DR-22-0011	Finished grade	Approved by BCC	April 2022
WS-20-0507	Waived setbacks, signage, and non-standard improvements in right-of-way, with design reviews for building modifications and a comprehensive signage package for a high impact mixed-use project	Approved by BCC	January 2021
WS-20-0099	Temporary parking lots in conjunction with the previously approved High Impact, mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to the previously approved High Impact, mixed-use project	Approved by ZA	March 2020
VS-20-0052	Vacated and abandoned patent easement and rights-of-way being Butler Avenue, Maule Avenue, and Gagnier Boulevard	Approved by ZA	March 2020
TM-20-500013	Mixed-use subdivision project	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a High Impact, mixed-use project	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for a future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	RS20 & CG	Undeveloped & office buildings
South	Urban Neighborhood (greater than 18 du/ac) & Business Employment	IP, RM32, & CG	Undeveloped, retail plaza, & multi-family residential
East	Business Employment & Urban Neighborhood (greater than 18 du/ac)	CG, RM50, & CP	Undeveloped & office building
West	Entertainment Mixed-Use	H-1	Durango Station

*Portions of the subject site are in the CMA Design Overlay District and the Public Facilities Needs Assessment (PFNA) area.

**The CC 215 is located directly north of the site.

Related Applications

Application Number	Request
ET-25-400044 (UC-23-0604)	Extension of time for modifications to the pedestrian realm is a related item on this agenda.
ET-25-400043 (ZC-19-0343)	Extension of time for a high impact mixed-use project is a related item on this agenda.
ET-25-400041 (DR-20-0098)	Extension of time for an outdoor theatre is a related item on this agenda.
ET-25-400038 (WS-20-0099)	Extension of time for temporary parking lots is a related item on this agenda.

Related Applications

Application Number	Request
ET-25-400037 (WS-23-0333)	Extension of time for Phase II of a mixed-use project is a related item on this agenda.

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

WS-23-0718 was a sign package for both Phase I and Phase II for the UnCommons. The UnCommons project is divided by 2 different areas which is separated along Maule Avenue. The north portion of Maule Avenue is Phase I, and it is a combination of commercial and residential uses. For Phase I, parcel 176-04-211-005 (outdoor theatre) and parcel 176-04-211-015 (office building) are currently undeveloped. The south portion of Maule Avenue is Phase II and is also currently undeveloped.

For signage, there are multiple building permits submitted for Phase I. Many of the permits have an approved status including BD24-11829, BD24-07076, BD24-00169, BD23-56342, BD23-24137, and BD23-23960. However, Phase II does not have any building permits submitted for signage. Staff finds there has been a substantial amount of progress made towards completion for this project. Therefore, staff can approve this extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until December 6, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KELLY LAWSON

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