

11/02/22 BCC AGENDA SHEET

LIGHTING AND SIGNAGE
(TITLE 30)

WARM SPRINGS RD/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0514-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:

DESIGN REVIEWS for the following: **1)** comprehensive sign plan; and **2)** lighting plan in conjunction with a vehicle rental facility on 2.7 acres in a C-1 (Local Business) (AE-60) Zone.

Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-115-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Project Type: Lighting & signage
- Number of Stories: 1
- Building Height (feet): Up to 28
- Parking Required/Provided: 44/170

History and Request

The project site was approved for vehicle rental, vehicle maintenance, and vehicle wash facilities via UC-21-0328. The trucks rented and maintained at the proposed facility do not meet the Code definition of commercial vehicles and do not require a commercial driver's license to operate. The current request is for signage and lighting for the approved use.

Site Plans

The plans depict an approved vehicle rental facility located on a 2.7 acre site. The building is centrally located within the project site and has the following setbacks: 1) 75 feet from the north property line, adjacent to Warm Springs Road; 2) 152 feet from the east property line; 3) 147 feet from the west property line, adjacent to Haven Street; and 4) 53 feet from the south property line, adjacent to an existing single family residential development. Loading spaces and trash

enclosures are provided at the southeast corner of the building. Access to the project site is via commercial driveways located along Warm Springs Road and Haven Street. The proposed facility requires a total of 44 parking spaces where 170 parking spaces are provided.

Landscaping

No changes to landscaping are proposed with this request.

Signage

The plans depict a total of 2 wall signs and vinyl window swipes for the vehicle rental facility. On the north and west sides of the building, the signs will read “Enterprise Truck Rental” and the wall signs will be 15 feet wide and 95 square feet. The vinyl window swipes are more of a decorative feature and will range in size with the largest size being approximately 4.4 square feet. The wall signs will have an illuminated wall cabinet with green, black, and white letters.

Lighting

The plans depict lighting for the project consisting of pole and exterior wall mounted fixtures along the sides of the building and throughout the property. The plans indicate all lighting fixtures will be shielded and will range in size. The pole mounted fixtures “S1” and “S3” will be 25 feet high mounted at 28 feet above ground. The pole mounted fixtures “S2” will stand at 13 feet high mounted at 15 feet above ground.

Applicant’s Justification

The applicant indicates this request is intended to fulfill the requirements from UC-21-0328, where a design review for lighting and signage was listed as a condition of approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0328	Vehicle rental, vehicle maintenance, and vehicle wash	Approved by PC	August 2021
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment	Approved by ZA	December 2020
UC-20-0288	Cannabis establishment (retail store) - expired	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expunged	Approved by ZA	October 2019
TM-19-500171	One lot commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport car rental facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Neighborhood Commercial	C-1	Undeveloped
West	Entertainment Mixed-Use	H-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Design Review #1

The proposed signage complies with the requirements of Code and is consistent with signage provided with other similar developments in the area. Staff finds the signage complies with the intent of the Master Plan which encourages signage to be compatible with surrounding development; therefore, staff can support this design review.

Design Review #2

The lighting is designed to minimize the impact to the surrounding area. Low foot-candles are used adjacent to the residential uses, and shorter parking lot lighting is provided adjacent to residential. Staff has no objections to 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Lighting on pole mounted fixtures limited to 25 feet in height except lighting along the south side of the property is limited to 15 feet.
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ENTERPRISE LEASING COMPANY – WEST, LLC

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