

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0048-PAUL MUNISH:

SIGN DESIGN REVIEW for signage in conjunction with an existing gasoline station on 5.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Palm Gardens Drive and the west side of US 95 within South County (Laughlin). MN/bb/ng (For possible action)

RELATED INFORMATION:

APN:

260-32-810-043; 260-32-810-044

SIGN DESIGN REVIEW:

1. a. Allow a second freestanding sign where only one is permissible per Section 30.05.02L.
- b. Allow a 75 foot high freestanding sign where 20 feet is the maximum height per Section 30.04.06.

LAND USE PLAN:

SOUTH COUNTY (LAUGHLIN) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 105 Palm Gardens Drive
- Site Acreage: 5.1
- Project Type: Sign package
- Sign Height (feet): 31 (existing freestanding)/75 (proposed additional freestanding)
- Square Feet: 142 (existing)/125 (proposed)

Site Plan

The plan shows an existing gas station and convenience store located on APN 260-32-810-043 and is adjacent to, and under the same ownership to APN 260-32-810-044. Prior to the creation of the subject parcels, the parcels were one single parcel and ZC-1535-97 was for the entire parcel. Access is provided to both parcels from 2 driveways located on Palm Gardens Drive. Approximately 3 acres of the site is undeveloped and located west and south of the gas station. US 95 is located along the east property lines of both parcels. The existing convenience store building is approximately 4,000 square feet with 4 pump islands covered by a canopy. Both the existing sign and proposed sign will be located at least 10 feet from the property line.

Sign Plan

The plan depicts an existing freestanding sign adjacent to US 95 at Palm Gardens Drive on the northeast corner of the property. The existing freestanding sign is proposed to have new faces installed and a 63 square foot portion of the lower sign to be converted into a static electronic message unit for fuel prices. A second freestanding sign is proposed 300 feet south of the existing freestanding sign and is adjacent to US 95 with a minimum 10 foot setback. The proposed sign is 75 feet in height where a maximum of 20 feet and is allowed per Section 30.04.06; if residential adjacency standards did not apply 50 feet would be the maximum height allowed per Section 30.05.02. The proposed sign is depicted with a 30 foot setback from the east property line.

Landscaping

No changes are proposed to existing landscaping at this location.

Applicant’s Justification

The applicant is requesting a sign design review to permit a second freestanding sign on the US 95 frontage with a 75 foot maximum height where 50 feet is allowed per Sections 30.05.02 and Residential Adjacency 30.04.06 allows a maximum 20 foot tall sign. The existing sign height and total square foot area will not change. The existing sign will include a 63 square foot change of face to include a new static electronic message unit showing gas prices. The static electronic message unit is allowed per Section 30.05.02. The proposed new sign will have a 30 foot setback from the east property line.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0984-02 (ET-0250-04)	First extension of time to waive on-site paving and landscaping for truck parking - expired	Approved by PC	September 2004
ZC-1535-97	Reclassified to R-V-P and C-2 zoning for a convenience store and RV park	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-2 & RS80	Undeveloped
South	Corridor Mixed-Use	CG & H-2	HOA water tank & pump house
East	Open Lands	H-2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

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

Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Sign Design Review #1a

The proposed new freestanding sign does not improve the aesthetics of the development and will have an adverse impact on the surrounding area at 75 feet in height. The new freestanding sign will be a second freestanding sign and exceeds the scale of the existing gas station in relationship to the surrounding uses and also the existing 31 foot high freestanding sign. The existing sign is oriented north and south for maximum visibility from Highway 163 Laughlin Highway intersection. Sign regulations allow for a second freestanding sign on a corner with the intent that signs are oriented and directed to each street. Both signs are oriented for traffic to view from the highway in both directions. While the orientation of the signs will lessen the amount of light cast in the direction of residential uses, this is a rural area. Additionally, the placement of the sign on the adjacent parcel from the gas station and convenience store could result in an off-premises sign should current conditions change. For these reasons, staff cannot support this request.

Sign Design Review #1b

The update to the existing freestanding sign does not change the overall height or square foot area of the sign. The proposed new sign will exceed the maximum height as outlined in the Residential Adjacency standards by 55 feet and the district standard by 25 feet. Even though this sign is over 500 feet from the nearest residential property line, staff is unable to support a second sign for the individual commercial use per sign design review #1a. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- Sign to be removed if changes to property ownership, or on-site development, or other changes in conditions render the freestanding sign an off-premises sign.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL MUNISH

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