

SIGNAGE & LIGHTING
(TITLE 30)

MAULE AVE/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0320-LMC KAKTUSLIFE PROPERTY OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for lighting standards.

DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a previously approved mixed-use development on 16.1 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-601-022; 176-04-601-023

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase the height of proposed exterior fixtures (luminaries) mounted on the buildings to 32 feet where luminaries shall not be installed 14 feet above finished grade or above the line of the first story eave per Section 30.48.670 (a 129% increase).
- b. Increase the height of the proposed light poles to 22 feet where a maximum of 14 feet is permitted when located within 50 feet of a residential use per Section 30.48.670 (a 57% increase).
- c. Increase the off-site luminance to 7.3 foot-candles where 0.5 foot-candles of illumination beyond the property containing the light source adjacent to a residential use is the standard per Section 30.48.670 (a 1,360% increase).
- d. Increase the off-site luminance to 7.5 foot-candles where 1 foot-candles of illumination beyond the property containing the light source adjacent to a non-residential use is the standard per Section 30.48.670 (a 650% increase).

BACKGROUND:

Project Description

General Summary

- Site Address: 8030 W. Maule Avenue
- Site Acreage: 16.1

- Number of Units: 614
- Project Type: Proposed signage (for Phase 1) and lighting (for Phase 1 and Phase 2) for a mixed-use development
- Number of Stories: 5 (residential)/1 (commercial)
- Building Height (feet): 68.5 (residential)/34 (commercial)/ 22 (proposed light poles)

Site Plan & Request

ZC-0827-17 was previously approved for a mixed-use development consisting of the following: a residential area; commercial uses (restaurant and retail); areas for indoor/outdoor open space amenities; 4) below grade parking garage; and usable passive and active open space. Since the approval, the commercial component has been modified and the entire area will be used for a fitness center open to the public, the unit count has been increased to 614 units, and the garage is now 1 level below grade. Access to the site is via driveways along Maule Avenue.

The applicant is requesting a design review for proposed signage and lighting. The Notice of Final Action for ZC-0827-17 required the applicant to complete a design review as a public hearing for all signage and lighting. The proposed signage is for Phase 1 of this development, and the proposed lighting is for both Phase 1 and Phase 2.

Elevations

The 5 story residential buildings will range in height up to 68.5 feet. The previously approved plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

Lighting

The photometric plan shows LED light poles with a maximum height of 22 feet and will be installed within the parking lot area. The CMA Design Overlay District allows a maximum height for light poles at 14 feet, hence the request for the waiver. In addition, the light poles are installed within the landscape finger islands and the perimeter of the site. Furthermore, the plans also show LED wall lamps to be installed on the exterior elevations of the buildings and will be installed a maximum of 32 feet high, where the maximum building height is 68.5 feet. The applicant is requesting a waiver to allow these wall lamps to be mounted above the first story eave and/or 14 feet above the finished floor of the exterior of the building. The plans also include a photometric plan for the spa and pool area. The plans depict 2.5 foot high bolted light poles within the landscape areas, and the illuminance project internally towards the spa and pool area.

The additional waivers regarding lighting are related to off-site luminance produced by the proposed lighting plan. The applicant is requesting to increase the off-site luminance to 7.3 foot-candles where 0.5 foot-candles of illumination beyond the property containing the light source adjacent to a residential use. Lastly, the applicant is also requesting to increase the off-site luminance to 7.5 foot-candles where 1 foot-candles of illumination beyond the property containing the light source adjacent to a non-residential use.

Signage

The applicant is proposing the following signage for Phase 1 of the development only:

- Area A includes 2 wall signs (Sign B) at the top of Buildings C and D. These wall signs do not protrude above the roofline. Sign B has an overall area of 65.72 square feet and is internally illuminated.
- Area C includes the site parking lot and a portion of the clubhouse and commercial component of the mixed-use development. The clubhouse will have a wall sign (Sign C) mounted above the main entrance. Sign C has an overall area of 37.01 square feet and is also internally illuminated. This sign is similar in design to Sign B.
- Lastly, the applicant is proposing a monument sign at the main entrance of the development. The proposed monument sign is set back 25 feet, 7 inches from the property line to the south (Maule Avenue). The plans show that the proposed monument sign has an overall area of 60 square feet and is 6 feet high. Furthermore, the monument is also internally illuminated.

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Monument	0	60	60	70	0	1	1
Clubhouse Wall Sign ID	0	37.01	37.01	625.8	0	1	1
Wall Signs (2)	0	131.44	131.44	1894.5	0	2	2
Total	0	228.45	228.45	2590.3	0	4	4

Applicant's Justification

Per the applicant, the proposed square footage of the wall signs and the monument sign complies with Code. The signs are designed to complement the design of the buildings and provide articulation and architectural details that enhance the site. The exterior light fixtures are necessary because of the overall height of the building being at approximately 69 feet. Installing the wall lights at a half-way point (32 feet) is appropriate and proportional to the building. Lastly, the proposed height of the proposed light poles at 22 feet high is also compatible to the site due to the design and overall scale of the buildings. The adjacent developed areas include similar multiple family developments with similar lighting and signage.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400034 (ZC-0827-17)	Second extension of time for a mixed-use project	Approved by BCC	May 2022
ET-20-400129 (ZC-0827-17)	First extension of time for a mixed-use project	Approved by BCC	December 2020
ORD-20-900347 DA-20-0335	Negotiated Development Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900348	Performance Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020
ET-20-400010 (VS-17-1079)	First extension of time for easements located between Roy Horn Way and Maule Avenue	Approved by ZA	February 2020
VS-17-1079	Vacated and abandoned easements located between Roy Horn Way and Maule Avenue	Approved by PC	February 2018
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning for a mixed-use project	Approved by BCC	December 2017
VC-0984-08	Variance to increase height to 248 feet for 3 mixed-use buildings - expired	Approved by BCC	November 2008
UC-2125-04	Allowed three, 248 foot high mixed-use buildings for a total of 405 dwelling units - expired	Approved by BCC	January 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Business Employment	R-3	Coronado Palms Condominiums
East	Business Employment	R-4	Multiple family residential (Maverick Apartments)
West	Business Employment	R-E	Undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ET-23-400138 (ZC-0827-17)	A third extension of time for a mixed-use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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.

The proposed lighting height for the exterior fixtures (luminaries) and light poles is appropriate in scale within the development. However, staff finds that the request to increase the foot-candles more than 3 times what is allowed per today's Code is unwarranted. The lighting plan can be redesigned to allow less light spillage past the applicant's property lines.

However, staff finds that the existing residential uses are multiple family residential developments which already include a significant amount of existing lighting on-site and there are existing off-site improvements (streetlights) along Maule Avenue which contribute to the existing street and surrounding neighborhood illumination.

The residential zoned parcel to the west is undeveloped with a planned land use of Business Employment. Aerial photos show that the multiple family buildings to the east are set back more than 80 feet away from the applicant's east property line, this apartment complex includes wall lights that are affixed to the third story of each building, and there are on-site light poles similar to what the applicant is proposing.

The condominium buildings to the south are set back 90 feet from the applicant's south property line. This condominium complex also includes existing exterior lighting affixed to each building on the first and second floors. In addition, this complex is screened by mature trees within an existing 24 foot wide landscape easement, so any light spillage from the applicant's site should be mitigated. For these reasons staff can support this request.

Design Reviews

The submitted plans show a sign plan that is in compliance with Title 30 standards. The proposed signage shows a harmonious design with the overall site. Since staff supports the waiver of development standards, staff also 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:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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: Spring Valley - approval of the design review; denial of waiver of development standards.

APPROVALS:

PROTESTS:

APPLICANT: CRP LMC KAKTUSLIFE OWNER, LLC

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