

LIGHTING & SIGNAGE
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0029-S C GILESPIE:

WAIVER OF DEVELOPMENT STANDARDS to allow a wall sign to face a residential development.

DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage in conjunction with a mini-warehouse facility on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of GilesPie Street, 75 feet north of Silverado Ranch Boulevard within Enterprise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-21-401-024

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9625 GilesPie Street
- Site Acreage: 3.8
- Project Type: Lighting and signage

Site Plans

The site is a triangle shaped property that has developed as a mini-warehouse facility consisting of 6 buildings with access to the site from GilesPie Street. There is a flood control channel that runs from the southwest corner to the northeast corner of the site with 1 building adjacent to the flood channel. There are 3 buildings along the eastern boundary of the site, 1 along the southern boundary, and the remaining building is located in the central portion of the property. The site was reclassified to a C-1 zone by ZC-19-0928, which also approved the mini-warehouse facility. ZC-19-0928 was approved with a condition for a design review as a public hearing for lighting and signage.

Lighting

All on-site lighting consists of wall mounted lighting fixtures. The majority of the light fixtures are internal to the site and are screened from abutting properties by the buildings on-site. The

light fixtures are designed to be shielded and down cast. This design will prevent lights from spilling onto the adjacent properties, especially in locations that are not screened by buildings on-site.

Signage

The plans depict 3 signs; a freestanding sign, a monument sign, and a wall sign. The freestanding sign is 28 feet in height with an area of 96 square feet and is located on the southwest corner of the property. The freestanding sign is set back 10 feet from the south property line and 8 feet from the flood channel. The sign cabinet is internally illuminated. The monument sign is 10 feet in height with an area of 70 square feet and is located in a landscape area on the south side of the entrance to the facility. The sign is set back 10 feet from the east property line and is internally illuminated. The wall sign is located on the side of a building located on the southeast corner of the site. The sign has an area of 101 square feet consisting of internally illuminated pan channel letters. The face of the building where the wall sign is located is approximately 28 feet in length and is off-set from the southern property line by an angle of approximately 45 degrees. The wall sign is visible from and faces a landscape area within an existing multiple family residential development on the adjacent parcel to the south.

Applicant's Justification

The applicant indicates that the lighting is necessary to illuminate the interior drive aisles & walk-ways of the property which in turn will make customers feel safe and protected. The lighting also adds a sense of security to the surrounding community as a well-lit facility and will decrease unlawful activities. The lighting is also designed to have little to no visibility from outside the boundaries of the facility to prevent negative impacts to the abutting developments. The signage identifies the site, gives a clear indication of the nature of the business, provides contact information, and is necessary for the success of the business.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0933	Vacated a portion of Giles pie Street to allow for detached sidewalks in conjunction with a mini-warehouse facility	Approved by BCC	February 2020
ZC-19-0928	Reclassified the site to a C-1 zone for a mini-warehouse facility	Approved by BCC	February 2020

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-2	Flood channel & single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential

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.

Based on the angle of the wall from the property line, the location of the wall sign will face the multiple family residential development on the adjacent parcel to the south. However, the portion of the residential development that the sign is facing is a landscape area within the residential development. The wall sign will not face any dwelling units within the residential development to the south; therefore staff finds the wall sign will not have a negative impact on the existing residential development to the south and can support this request.

Design Reviews

The lighting and signage are in compliance with the requirements of Title 30 (other than the aforementioned waiver) and will not have a negative impact on the abutting developments; therefore, staff can support the design reviews.

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 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 (no illumination for the freestanding sign).

APPROVALS:

PROTESTS:

APPLICANT: SC DEVELOPMENT

CONTACT: SC DEVELOPMENT, 2151 MICHELSON DRIVE, SUITE 140, IRVINE, CA 92612