

SIGNAGE
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:

WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone.

DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-101-038

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8425 W. Windmill Lane
- Site Acreage: 4.3
- Project Type: Signage for a place of worship
- Signage Square Feet: 302.7 (proposed north elevation of Building IV sanctuary/tower)/81.6 (proposed south elevation of Building IV tower)/103.9 (existing north elevation of Building I daycare)/70 (existing monument sign)

Site Plan & Request

The request is for signage on the north and south faces of the previously approved sanctuary and tower and existing northerly face of the daycare building. The plans depict a previously approved place of worship and private school complex which consists of a sanctuary building with tower, and 4 school buildings. Access to the site is from Windmill Lane.

Signage

The plans depict proposed wall signage on the sanctuary building and proposed tower. The sanctuary building north elevation signage includes an illuminated rosette with 196 square feet (14 foot radius) consisting of polycarbonate face and digitally printed graphics with gray painted

aluminum cabinet which will be flush mounted to the building. On the north and south elevations of the tower is a 10 foot high cross located 50 feet to 60 feet above grade with 81.6 square feet of sign area. The south elevation is non-illuminated and the north elevation will be illuminated, and both signs consist of polycarbonate faces, and digitally printed graphics with painted aluminum cabinet which will be flush mounted to the building. On the north elevation of the daycare building there are existing non-illuminated signs consisting of site identifier and mission identification with a total area of 167.8 square feet. There is also an existing 70 square foot monument sign along Windmill Lane.

Applicant's Justification

The applicant indicates that the proposed improvements are the final phase of development of the site and the materials, colors, and design are compatible with the existing structures on the campus.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0227	Increased the height of a proposed architectural feature (tower) in conjunction with an existing place of worship	Approved by BCC	August 2020
ADR-19-900597	New sanctuary building in conjunction with an existing place of worship	Approved by ZA	September 2019
DR-0115-13 (WC-0051-14)	Waived specific conditions regarding fencing	Approved by BCC	June 2014
DR-0115-13	Classroom and activity areas and designated future phases for an existing place of worship	Approved by BCC	June 2013
UC-0577-12	Storage building that is not architecturally compatible with the principal structure	Approved by BCC	November 2012
UC-0730-09 (ET-0048-12)	First extension of time to review accessory structures that are not compatible with the principal use and a school (K-3) in conjunction with an existing place of worship	Approved by BCC	June 2012
UC-0645-09 (ET-0047-12)	Second extension of time to review an existing place of worship and daycare facility	Approved by BCC	June 2012
UC-0645-09 (ET-0131-10)	First extension of time to review an existing place of worship and daycare facility	Approved by BCC	January 2011
UC-0730-09	Accessory structures not architecturally compatible and design review for a storage building	Approved by BCC	July 2010
UC-0645-09	Place of worship and daycare with waivers for full off-sites (excluding paving) along Gagnier Boulevard and eliminate landscaping and screening requirements to a less intense use	Approved by BCC	February 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current 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.

Staff finds that the requested signage is excessive for a place of worship located on an arterial street that is within a residential area and immediately adjacent to existing residential uses. The existing non-illuminated signage on the north elevation of the daycare building and the existing monument sign on Windmill Lane should be sufficient for wayfinding to the sight without impacting the residential properties to the west or south. The proposed signage is located at 20 feet to 30 feet above grade (north elevation), and 50 feet to 60 feet above existing grade (north and south elevation on tower) and staff is concerned the placement of the signage on the sanctuary and tower has potential negative impacts on the existing residential properties. Staff cannot support the request as submitted.

Design Review

Staff is unable to support the requested signage and quantity of signs; therefore, staff cannot support this portion of the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Illuminated lighting to be placed on timers to be shut off at 8:00 p.m.;

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CHURCH GOOD SAMARITAN LUTHERAN

CONTACT: MACK MCKNIGHT, 3DMG LLC, 5606 S. EASTERN AVENUE, LAS VEGAS, NV 89119