

07/07/21 BCC AGENDA

LIGHTING & SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0241-BDA NORTH, LLC:

DESIGN REVIEWS for the following: **1)** comprehensive sign plan; and **2)** lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-18-612-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 8430 Arville Street
- Site Acreage: 3.1
- Project Type: Comprehensive sign plan and lighting in conjunction with a convenience store with gasoline sales
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/21 (gasoline station canopy)
- Parking Required/Provided: 68/91

Site Plan

The site is currently being developed as a convenience store with gasoline sales. The plans depict a 5,187 square foot convenience store and 5,117 square foot gasoline station canopy along the northern portion of the site and oriented towards Blue Diamond Road. A future 10,950 square foot retail/commercial building is proposed along the southern portion of the site. The parking is equitably distributed throughout the site and 2 future cross access points are depicted along the east property line. All required parking for the proposed uses including the future retail/commercial building will comply with Title 30. The site will have 3 access points with driveways along Blue Diamond Road, Arville Street, and Wigwam Avenue. This request is for lighting and signage for the convenience store and gasoline station canopy. No changes are

proposed to the site layout, the floor plan for the building, or the architectural design of the building.

Landscaping

No changes are proposed or required to site landscaping with this request.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures within parking areas and along drive aisles, wall mounted fixtures, and lighting for the gasoline station canopy. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site. The pole mounted fixtures will be a maximum of 23 feet in height.

Signage

The plans depict a total of 8 signs for the convenience store and gasoline canopy, which include 1 freestanding sign, 1 monument sign, and 6 wall signs. The monument sign is 10 feet in height with an area of 60 square feet and is located on the southwestern portion of the site on the north side of the driveway entrance from Arville Street. The monument sign will have a cultured stone base with an internally illuminated sign cabinet consisting of the store logo and fuel prices. The freestanding sign is located on the northeastern portion of the site to the west of the driveway entrance from Blue Diamond Road. The freestanding sign is 39 feet tall with an area of approximately 197 square feet, which will include the store logo and 6 future tenant spaces for the future retail building. The plans show that 2 of the wall signs will be placed on the fuel canopy and the remaining 4 wall signs will be placed on the convenience store building. The wall signs will be between 15 square feet and 64 square feet in area. The wall signs on the fuel canopy will consist of the store name and logo and will be located on the north and west sides of the canopy. In addition, 2 of the wall signs on the building will be advertising displays located on the west side of the building at the northwest and southwest corners. The 2 remaining wall signs consist of the store name and logo with 1 being located on the northside of the building at the northwest corner and the other on the west side over the entrance to the building.

Applicant's Justification

The applicant indicates that the signage and lighting plans are being submitted to satisfy the conditions of approval for the project. The proposed signage will be in conformance to Title 30 requirements and will not have an adverse impact on adjacent properties. Lighting for the project will be shielded to mitigate any light pollution and will comply with County Codes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0513	Reclassified the site to C-2 zoning for a convenience store and gasoline station	Approved by BCC	September 2018
TM-18-500123	1 lot commercial subdivision	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Office Professional	H-2	Undeveloped
East	Commercial Tourist	H-2	Undeveloped
West	Commercial General	C-2	Convenience store with gasoline sales

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 County. Since the signage complies with Code and is consistent with other similar projects in the County, staff finds the signage complies with the intent of Urban Specific Policy 20 of the Comprehensive Master Plan, which encourages signage to be compatible with surrounding development. Therefore, staff can support this design review.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent properties uses. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAND DEVELOPMENT CONSULTANTS, LLC

CONTACT: LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD., SUITE 1051, PHOENIX, AZ 85028