

SIGNAGE
(TITLE 30)

POST RD/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0250-SD PARCELS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs (signage mounted above entry canopies).

DESIGN REVIEW for canopy signage in conjunction with a partially developed office/warehouse complex on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
163-34-701-031

WAIVER OF DEVELOPMENT STANDARDS:

Allow 29 roof signs (signage mounted above entry canopies) where not permitted per Section 30.72.040(9).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7180 W. Post Road
- Site Acreage: 16.5
- Project Type: Canopy signage
- Letter Sign Height (feet): 2
- Maximum Square Feet: 70

History & Site Plan

In September 2018, the Board of County Commissioners (BCC) approved four, 1 story, office/warehouse buildings totaling 252,900 square feet. One of the buildings fronts Post Road to the south with 3 other buildings located behind as well as to the west of the building in the front. The front setback was approved at 83 feet, the rear setback was approved at 89 feet, and the interior side setbacks were approved at 68 feet from the east property line, and 93 feet from

the west property line. Parking is located along the entire perimeter of the site with the main parking areas shown on the north, west, and south sides of the complex.

Signage

The canopy signage is for 3 of the 4 approved buildings and depicts the location, height, square footage, and material being used. All the canopy signs are located on top of the entry canopies and not above the roofline of the actual buildings. The canopy signs are located on the west elevation of Building 1, the north elevation of Building 2, and the south elevation of Building 3. The canopy signage will not be internally illuminated and are approximately 14.5 feet above finished grade. The signs themselves consist of cabinets with panel channel letters.

Applicant's Justification

The applicant indicates there were several conditions of approval placed on the zone change application in 2018 that addressed the height and lighting of Building 1 as this was the closest building to the residential homes to the west. The waiver associated with this request is consistent with the types of conditions that were added to Building 1 in that none of the canopy signs will be illuminated. Therefore, there will be no lighted signs facing towards the residential homes which means there will be no adverse impacts on the residential homes to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0567	Major training facility in conjunction with an approved office/warehouse complex	Approved by PC	February 2021
TM-20-500063	Commercial subdivision	Approved by PC	May 2020
WS-19-0486	Over-length cul-de-sac in conjunction with an approved office/warehouse complex	Approved by PC	August 2019
ZC-18-0206	Reclassified this site to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018
ZC-0300-08	Reclassified this site to M-D zoning for an office/warehouse complex with use permit to have offices as a principal use, and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D & R-E	Undeveloped
West	Rural Neighborhood & Business and Design/Research Park	R-E & C-P	Single family residential & office complex

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.

Waiver of Development Standards & Design Review

Sign standards are created in part to provide reasonable yet appropriate conditions for identifying businesses and services by controlling the size, type, and design of signs in relationship to the type of the establishment. Staff finds that the requested deviation from the sign standards are generally appropriate for the type and size of this development. The canopy roof signs will mostly be visible internal to the site and all the signs are located on top of the entry canopies and not above the roofline of the actual buildings. The canopy signage will not be internally illuminated and are approximately 14.5 feet above finished grade. Overall, staff finds that the signs are tasteful and will enhance the unique aesthetic environment of the office/warehouse complex.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: SD PARCELS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135