



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 12

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: SUP-50-2024 ER AT NORTH LAS VEGAS (Public Hearing). Applicant: Valley Health Systems LLC. Request: A Special Use Permit in a C-1, Neighborhood Commercial District, to allow a Sign Height of 30 Feet where a Maximum of 18 Feet is allowed. Location: 6625 North 5th Street. (APN 124-22-711-002). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow a Thirty (30) foot high sign in a C-1 Neighborhood Commercial District where a maximum eighteen (18) foot high sign is permitted. The Comprehensive Master Plan Land Use for this site is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1 Neighborhood Commercial	Existing Medical Facility

North	Neighborhood Commercial	C-1 Neighborhood Commercial	Existing Quick Service Restaurant
South	General Commercial	C-2 General Commercial	Future Quick Service Restaurant
East	Mixed-Use Commercial	C-2 General Commercial	Existing Commercial Center
West	Multi-Family Residential	R-4 High Density Residential	Existing Multi-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

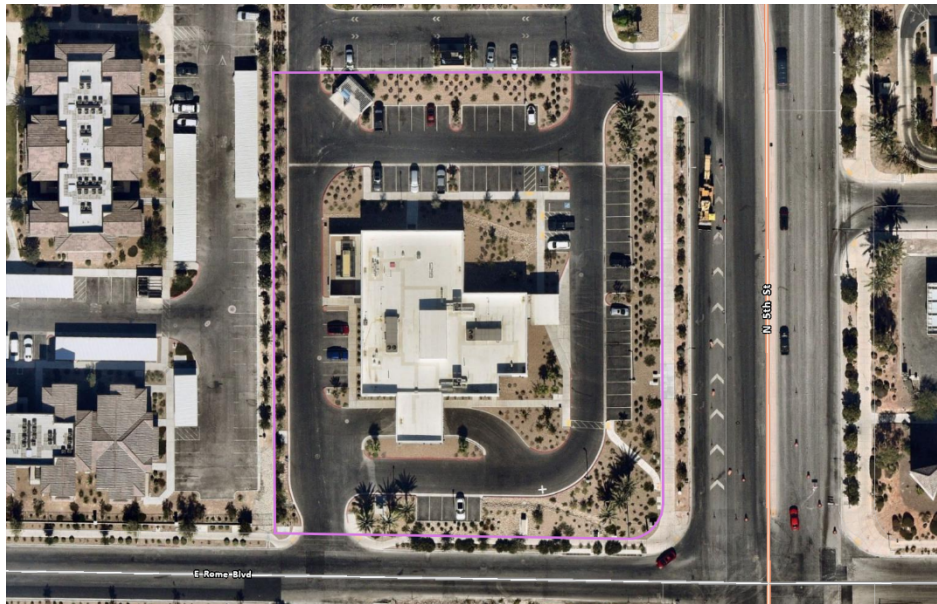
ANALYSIS:

The subject property is located within the Deer Springs District, an area of the city that is home to some of the most intense mixed-use development in the North 5th street corridor. Commercial properties line both sides of North 5th Street with higher density



residential properties on the adjacent surrounding properties. The applicant is operating an emergency room facility at the northwest corner of North 5th Street, a 150' right-of-way, and Rome Boulevard, a sixty (60) foot right-of-way. They are requesting to construct a

freestanding sign with a height of thirty (30) feet. The sign code permits a standalone business, with less than 25,000 square feet, to have a freestanding sign height of eighteen (18) feet maximum. As proposed, this sign would have a height 40% higher than the maximum allowed height for a building of this size and zoning. The sign area is also slightly larger, 133 square feet, than the 120 square foot maximum that is permitted, an increase of about 6%.

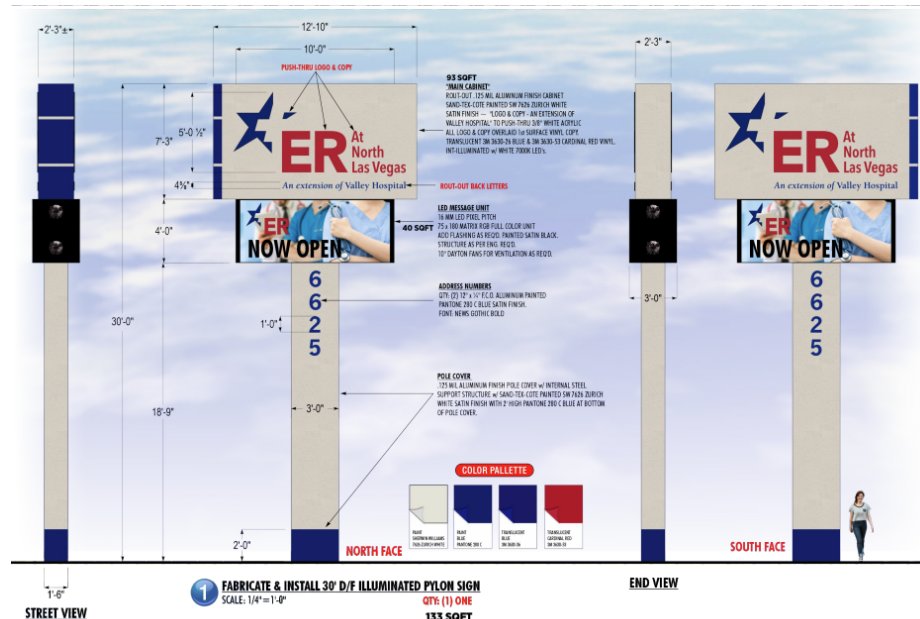


The subject site has two (2) access points, one (1) from Rome Boulevard and a shared access from North 5th Street. It is shared with the existing Starbucks quick service restaurant to the north. The medical E.R., the Starbucks and another quick service restaurant to the north, Burger King, were

constructed as a commercial center with shared access points and internal drives. As stated, the applicant is requesting a thirty (30) foot high sign where eighteen (18) foot maximum is allowed. Part of the applicant's justification for this request, as listed in their letter of intent, is the thirty-five (35) foot high directory sign for the Deer Springs Crossing commercial center on the opposite side of North 5th Street. The sign proposed in this application is for a standalone business, not a commercial center, and the size of the building is the reason for the 18' height limitation. The directory sign across the street if for the entire commercial complex, which is the reason for the thirty-five (35) foot height of the sign. The applicant has also stated



that due to the nature of this being a medical facility that an increase in height would be warranted due to the emergency nature of the facility. However, Staff cannot support this request as it is not allowable per code requirements.



Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

The proposed sign is not consistent with the provisions of the code as it is requesting a size increase of 40% taller and 6% larger than what is permitted.

The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

The proposed use is not compatible with the purpose or intent of the zoning district as it does not comply with the code requirements for the zoning district.

The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The proposed sign is not compatible with the surrounding uses as its scale is 40% taller than the allowed size and the signs that are currently existing for the adjacent commercial uses.

Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no foreseen adverse impacts arising from this use at this location.

Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

All vital services and utilities are available to the proposed site. Public Works, Fire Prevention, and the Police Department have no comment or concern for the proposed development.

In order to assist the applicant in achieving their requested height and area for increased visibility and while adhering to code requirements, Staff recommends the applicant construct a directory sign with a maximum height of thirty-five (35) feet. This will allow the applicant to construct a taller sign with a greater sign area, 400 square feet as opposed to the 125 square feet permitted for a freestanding sign. To be considered a directory sign the addition of signage for the two (2) quick service restaurants to the north of the subject site will be required on the sign. The sign will need to comply with all code requirements for construction of a directory sign. If the applicant meets the proposed conditions, Staff does not foresee any negative impacts on the surrounding area and recommends to approve this Special Use Permit subject to the conditions as listed.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A directory sign including sign panels for the two (2) quick service restaurants will be constructed instead of the proposed freestanding sign.
3. The directory sign must comply with all requirements for a directory sign as defined in Title 17.24.150

ATTACHMENTS:

Letter of Intent

Site Plan

Elevations

Clark County Assessor's Map

Location and Zoning Map