LIGHTING & SIGNAGE
(TITLE 30)

PUBLIC HEARING

DR-0619-17 – PECOS 206 TRUST, ET AL:

DESIGN REVIEW for site and building lighting, and signage in conjunction with an approved multiple family residential (supportive housing) development on 2.7 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southwest side of the Pecos-McLeod Interconnect and the east side of Mojave Road within Paradise. CG/dg/ml (For possible action)

RELATED INFORMATION:

APN:
162-13-708-001

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary
- Site Address: 3777 Pecos-McLeod Interconnect
- Site Acreage: 2.7
- Project Type: Building and site lighting and signage
- Building Height: 32 feet

History & Site Plans
The proposed supportive housing development was approved by action of NZC-0043-17. The final approval of the zone boundary amendment included a number of conditions requiring design reviews as public hearing for signage and lighting with signage limited to monument signage only. This request is in compliance with all conditions of approval of the zone boundary amendment.

The plans depict an approved 50 unit supportive housing apartment project that provides accessible living quarters for physically disabled adults capable of independent living which satisfies HUD standards for specified disabilities. The plans depict an “L” shaped building located on the southwestern portion of the property. The areas along all streets will consist of enhanced landscaping with other functional open space areas. The required parking spaces are shown to the north and east of the building. Access to the site is provided by 1 vehicular access driveway on Pecos-McLeod Interconnect.
Lighting
The applicant submitted plans which depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan that indicates no light spillage onto adjacent properties (residential uses to the south and west) or minimal light spillage onto a right-of-way. The plans indicate the following: 1) highest luminance values are in limited areas of the parking lot, away from the residential development; 2) parking lot poles are approximately 20 feet in height with full cut-off light fixtures; and 3) wall mounted fixtures that are no higher than the first story eave, or 9 feet above finished grade. The plans also depict walkway pole lighting fixtures that are approximately 12 feet in height. All exterior building and site lighting fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light.

Signage
The proposed signage consists of 1 monument sign with materials and colors that will be identical to the approved buildings. The proposed sign is along Pecos-McLeod Interconnect at the project entry with the sign set back 10 feet from the street. The design of the sign includes stone accents that complement the design of the building. The primary signage material consists of stucco, which will match the color of buildings. Stone veneer, utilized as an accent material on the buildings, will be used as well as painted aluminum signage and metallic bronze numbers and letters. The proposed monument sign is 6 feet high and 9 feet in length and approximately 54 square feet in area, and integrated with a decorative low profile masonry wall within the landscape area along the street.

The signage light source is completely shielded, directed solely on the sign, and not visible from adjacent properties or rights-of-way.

Applicants Justification
The applicant requests approval of this request based on the following merits: 1) the proposed signage is responsive to the aesthetics and character of the adjacent buildings and nearby residential neighborhood; 2) the proposed signage utilizes materials and colors identical to the buildings on the subject property; 3) the primary signage material consists of stucco, which will match the color of buildings on the subject property and complies with all applicable provisions; and 4) all exterior building and site lighting is fully contained within the project boundaries.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>NZC-0043-17</td>
<td>Reclassified the parcel to R-4 zoning for a proposed supportive housing development</td>
<td>Approved by BCC</td>
<td>April 2017</td>
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<tr>
<td>ZC-0733-00</td>
<td>Reclassified the parcel to C-P zoning for a proposed 33,000 square foot office building</td>
<td>Approved by BCC</td>
<td>July 2000</td>
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Surrounding Land Use

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<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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</thead>
<tbody>
<tr>
<td>North &amp; East</td>
<td>Office Professional</td>
<td>C-P</td>
<td>Office buildings</td>
</tr>
<tr>
<td>South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1 (RNP-III)</td>
<td>Undeveloped</td>
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<tr>
<td>West Residential Suburban (up to 8 du/ac) and Office Professional</td>
<td>R-1 &amp; C-P</td>
<td>Single family attached residential development &amp; office building</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning
Staff finds that the proposed lighting and signage are harmonious and compatible with the proposed project and development in the area. All lighting fixtures are unified in terms of design, materials, finish, and color and will complement the approved supportive housing facility. Additionally, staff finds that the lighting fixtures are properly shielded as indicated on the submitted plans and based on the illumination values, the lighting is not obtrusive to adjacent properties or rights-of-way. The signage is cohesive and unified, and responsive to the character and scale of the approved project and the adjacent residential area.

The proposed signage and lighting is in compliance with the following: 1) Urban Specific Policy 20 of the Comprehensive Master Plan which encourages, in part, signage that is compatible with building styles on-site and also with surrounding development with monument signs encouraged; and 2) Urban Specific Policy 15 which encourages, in part, lighting design that is sensitive to on and off-site residential uses with all exterior light sources to be shielded and directed away from residential uses. Staff finds that the applicant has established that the plans are consistent with all provisions for lighting and signage and the request satisfies the following criteria for a design review: 1) the design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 2) the lighting and signage are harmonious and compatible with development in the area.

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 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
- Signs not to encroach into right-of-way, easements, or sight visibility zones.

Building/Fire Prevention
- No comment.

TAB/CAC: Paradise – approval (1 year to review as a public hearing).
APPROVALS:
PROTESTS:

APPLICANT: Accessible Space, Inc.
CONTACT: Accessible Space, Inc., Dan Billmark, 2550 University Avenue, Suite 330-N, Saint Paul, MN 55114