



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 14.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-19-2022 U-HAUL (Public Hearing). Applicant: Steven Deutsch.
Request: A special use permit in a C-2 (General Commercial District) to allow a sign height of 45 feet where a maximum of 35 feet is allowed, and a sign area of 616 square feet where a maximum of 250 square feet is allowed. Location: 6751 North 5th Street. Ward 4. (For Possible Action)

RECOMMENDATION: Denial

PROJECT DESCRIPTION: (APN 124-22-701-007)

The applicant is requesting a special use permit to allow a sign that is greater than the allowed height of 35 feet and greater than the allowed area of 250 square feet. The applicant is requesting to use a pylon sign that is 45 feet in height with a sign area of 616 square feet. The parcel is located at southwest corner of North 5th Street and Deer Springs Way. The site is zoned C-2, General Commercial with a land use designation of Community Commercial.

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved a special use permit (UN-73-18) to allow a mini-warehousing facility with RV storage on December 12, 2018.
Planning Commission approved a special use permit (UN-07-19) to allow a vehicle sales and rental lot on February 13, 2019.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Developing Mini-storage and truck rental facility
North	Community Commercial	C-2, General Commercial District	Mini-Storage, Convenience food store with gas pumps, & Undeveloped
South	Neighborhood Commercial & Multi-family	C-2, General Commercial District and R-4, High Density Multi-Family Residential District	Undeveloped & Multi-Family Residential
East	Mixed-Use Commercial	C-2, General Commercial District	Deer Springs Crossing Commercial Plaza
West	Multi-Family Residential	R-3, Multifamily Residential District	Multi-Family Development

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 applicant, U-Haul, is requesting approval of a special use permit to allow a pylon sign that is 45 feet in height and 616 square feet in area. The sign code allows this use to have a sign that is 35 feet in height and an area of 250 square feet. According to the applicant's letter of intent the sign is a standard size for U-Haul is the same size sign

that was permitted by the City at their facility on North Las Vegas Boulevard (former K-Mart at 2671 Las Vegas Boulevard). The proposed sign is similar in appearance to many U-Haul signs in the valley, the sign is dominated by large individual boxes that spell out U Haul, this portion is 34' X 6' (221 square feet) and a series of individual boxes that range in size from 2.5' to 6' in height with a width of 14 feet, for a total of 287 square feet. Making the total proposed sign area of 508 square feet and not the 616 square feet requested by the applicant. The sign is supported on two large poles that are 16" in diameter. The proposed sign does not comply with the design standards for signs in North Las Vegas. The pylons that support the sign should have a combined width of 25% of the sign. Additionally, architectural embellishments should be incorporated into the sign that match the principal building in design and help create a cohesive architectural look for the development.

The existing U-Haul was approved with two different use permits, UN-73-18 & UN-07-19. These two use permits allow a mini-warehousing facility and a vehicle sales, and rental lot on an approximate 8.06 acre site. This has allowed the U-Haul to both to operate and display many rental trucks on site, as well as a large mini-storage facility with covered RV storage. The existing development is a stand-alone facility and is not a part of a larger commercial retail shopping complex such as the Deer Springs Crossing Commercial Center or Deer Springs Town Center which are located along the east side of North Fifth Street.

The business (U-Haul) is a single tenant that offers moving and storage solutions. The building and external storage areas, allow it to be classified as a stand-alone business with a floor area in excess of 50,000 square feet. This provides a sign height of 35 feet and a sign area of 250 square feet. In contrast to a shopping center, which could have a sign of 45 feet and a sign area up to 400 square feet (centers over 15 acres).

The approved sign permit for Deer Springs Crossing is a sign that is 44.5 feet in height with a sign area of 300 square feet. The approved directory signs for Deer Springs Town Center have heights of 74 feet and 51 feet, with a sign area of 400 square feet. This shopping center did receive a special use permit for the increased height (UN-75-08) on August 13, 2008. The reason for the increase in height was the grade difference between the site and the adjacent rights-of-way (North 5th Street and CC-215). The allowed height was determined to be 45 feet above the roadway elevation.

According to the applicant's letter of intent, the sign is the same as the sign on North Las Vegas Boulevard and similar to the signs they use throughout the valley. The other U-Haul facilities within North Las Vegas have varying sign heights, areas, and styles. The approved sign permit on North Las Vegas Boulevard is 48 feet in height, with a sign area of 378 square feet. This sign is unique and was permitted for two reasons, first the sign was a relocation of the U-Haul sign that was previously located at the corner of Las

Vegas Boulevard and Civic Center Drive. Secondly, the sign replaced a larger K-Mart sign, the new sign lessened the degree of nonconformity and brought the site closer to code compliance.

Other older U-Haul signs in North Las Vegas include the shared use sign at 3083 West Lake Mead Boulevard (Lake Mead Boulevard and Simmons Street). This sign was approved in 2002 and is 35 feet in height with a sign area of 240 square feet. In 2000, a stand-alone facility sign at 160 West Craig Road (Craig Road and Commerce Street) was also approved that is 35 feet in height and 360 square feet in area.

Staff is opposed to the proposed increase in sign area and sign height for this business, the proposed increase will provide this business a competitive advantage over its competitors. The use is not in scale with similar businesses in the City and there is not any unique or special circumstance that warrants the increase in sign height or area.

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:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. 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;
3. 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);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. 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.

ATTACHMENTS:

Letter of Intent

Site Plan

Sign Elevation

Clark County Assessor's Map

Location and Zoning Map