

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-21830 - APPLICANT/OWNER: CITY PARKWAY CENTER
LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-5877) shall expire on May 18, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5877) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5877) for a proposed 71-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 110 City Parkway.

This is the first extension of time request on the subject Special Use Permit. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended. It is noted that a related Extension of Time request (EOT-21831) shall be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject site as part of a larger request. The Planning Commission recommended approval. Included in that approval was the ability to maintain the existing Off-Premise Advertising (Billboard) Signs.
05/21/03	The City Council approved a Required Review (RQR-1974) for 12 Off-Premise Advertising (Billboard) Signs; one of the reviewed signs is located on the subject site.
02/24/05	The Planning Commission approved a Required Review (RQR-5683) for eight Off-Premise Advertising (Billboard) Signs, one of which is located on the subject property.
05/18/05	The City Council approved a request for a Variance (VAR-5878) from the 750-foot separation requirement and the 10-foot freeway right-of-way setback requirement for a Off-Premise Advertising (Billboard) Sign, a Variance (VAR-6355) to allow a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign to be attached to the building where such is not allowed, at a height of 85 feet where 40 feet is the maximum height allowed, and a Special Use Permit (SUP-5877) for a proposed 50-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 110 City Parkway. The Planning Commission recommended approval, staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.53

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	MXU (Mixed Use)	PD (Planned Development)
North	US-95 Right of Way	US-95 Right of Way	US-95 Right of Way
South	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
East	Casino	C (Commercial)	C-2 (General Commercial)
West	Commercial	MXU (Mixed Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request on the subject Special Use Permit. The extension is requested to permit the re-construction of an Off Premise Advertising (Billboard) Sign that was removed to accommodate the construction of the new building on the site. With the construction now complete the applicant would like to proceed with the construction of the Off Premise Advertising (Billboard) Sign. The construction took longer than the two years that the original application was valid for; therefore, this extension is requested. Approval of this request is recommended with a two year time limit.

FINDINGS

Approval of the original Special Use Permit (SUP-5877) was granted on 05/18/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0