



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-22270 - APPLICANT: LAMAR OUTDOOR ADVERTISING
- OWNER: RHDH PROPERTIES, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Two Year Review of an approved Special Use Permit (U-0314-94), which allowed a 40-foot tall 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 1600 North Rancho Drive.

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has final inspections on building permits and is in good condition. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/95 *	The City Council approved the Special Use Permit (U-0314-94) for the 14-foot x 48 foot Off-Premise Advertising (Billboard) Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on 12/27/94.
03/01/00	The City Council approved a request for a Five-Year Review [U-0314-94 (1)] on an approved Special Use Permit for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a two-year review. The Planning Commission and staff recommended approval on 01/27/00.
05/01/02	The City Council approved a request for a Two-Year Review [U-0314-94 (2)] on an approved Special Use Permit for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a two-year review. The Planning Commission and staff recommended approval on 03/28/02.
07/07/04	The City Council approved a request for a Two-Year Review (RQR-4242) on an approved Special Use Permit for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a two-year review. The Planning Commission and staff recommended approval on 05/27/04.
07/12/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #6/ng).
<i>Related Building Permits/Business Licenses</i>	
04/26/95	A building permit (#95374861) was issued for the subject sign. A final inspection was conducted on 10/12/95.
<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>Field Check</i>	
06/08/07	A site inspection was conducted and photographs were taken.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store	SC (Service Commercial)	C-2 (General Commercial)
North	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
West	Offices	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (70-foot)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising (Billboard) Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not Located within the Exclusionary Zone	Y
Zoning	Off-Premise Advertising (Billboard) Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-2 (General Commercial) zoning district	Y

Area	No Off-Premise Advertising (Billboard) Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Advertising (Billboard) Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	495 feet to another Off Premise Sign	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	268 feet from R zoned property to the west.	N
Other	All Off-Premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

ANALYSIS

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The Off-Premise Advertising (Billboard) Sign is located in an area that is not experiencing significant change at this time. It is noted that this Off-Premise Advertising (Billboard) Sign only contains a single sign face. The Off-Premise Advertising (Billboard) Sign is in good condition. Approval of this request is recommended with an additional review in four years.

FINDINGS

The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has final inspections on building permits and is in good condition. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 271 by City Clerk

APPROVALS 0

PROTESTS 1