



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 3, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-30600 REQUIRED REVIEW APPLICANT: LAMAR
OUTDOOR ADVERTISING - OWNER: GGP MEADOWS MALL, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-4809).
2. This Special Use Permit (SUP-4809) shall be placed on an agenda closest to 12/01/13 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.
3. 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.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-4809) 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 application is in response to a required review of an approved Special Use Permit (SUP-4809) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4120 Meadows Lane.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/95	The City Council approved a request for a Special Use Permit (U-0021-95) for a Class III Secondhand Dealership to allow the sale of used records, tapes, and compact discs. The Board of Zoning Adjustment recommended approval on 03/28/95.
12/18/96	The City Council approved a request for a Special Use Permit (U-0132-96) for a Supper Club in conjunction with a proposed restaurant located at 4300 Meadows Lane. The Board of Zoning Adjustment recommended approval on 11/26/96.
05/02/01	The City Council approved a request for a Special Use Permit (U-0030-01) for an Auto Dealer Inventory Storage at 4300 Meadows Lane. The Planning Commission recommended approval on 03/22/01.
09/19/01	The City Council approved a request for a Special Use Permit (U-0110-01) for a 60-foot tall Wireless Communication Facility, Non-Stealth Design at 4300 Meadows Lane. The Planning Commission recommended approval on 08/09/01.
11/03/04	The City Council approved a request for a Special Use Permit (SUP-4807) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4300 Meadows Lane. The Planning Commission recommended approval on 08/26/04.
11/24/04	A Temporary Commercial Permit (TCP-5605) was issued for the sale of Christmas Trees at 4300 Meadows Lane from 11/24/04 through 12/24/04.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-4808) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4300 Meadows Lane. The Planning Commission recommended approval on 08/26/04.

12/01/04	The City Council approved a request for a Special Use Permit (SUP-4809) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4300 Meadows Lane. The Planning Commission recommended approval on 08/26/04.
05/09/07	A Temporary Commercial Permit (TCP-21720) was issued for a parking lot/sidewalk sale at 4300 Meadows Lane from 05/09/07 through 05/14/07.
Related Building Permits/Business Licenses	
03/28/05	A building permit (05001857) was issued for the installation of a billboard sign at 4120 Meadows Lane. The permit was finalized on 09/05/08.
04/18/06	A building permit (63764) was issued for a temporary generator for a sign at 4120 Meadows Lane. The permit was finalized on 05/10/06.
Numerous licenses have been issued for business located within the Meadows Mall.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Field Check	
11/06/08	Staff conducted a field check of the subject site with the following observations: <ul style="list-style-type: none"> • The subject billboard had no embellishments, animated signage, or electronic displays. • All structural elements have been properly screened. • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrents. • One side of the sign facing has a blank panel, but presents a clean appearance

Details of Application Request	
Site Area	
Gross Acres	2.34

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Mall	SC (Service Commercial)	C-1 (Limited Commercial)
North	US-95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
East	LV Water District	PF (Public Facilities)	C-V (Civic)

West	US-95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (140 feet)	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

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Sign is located in the C-1 (Limited Commercial) zoning district	Y
Area	No off-premise sign 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.	Sign is 672 square feet in size. The sign does not have an embellishment.	Y

Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structure elements of the sign are adequately screened from public view	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95	The sign is more than 750 feet from another Off-Premise Sign along US-95	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	Sign is more than 300 feet from the nearest property line zoned for residential use.	Y
Other	All Off-Premise Signs (Billboards) shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y

ANALYSIS

This is the first required review since the initial approval of the Special Use Permit (SUP-4809) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4120 Meadows Lane. During the site inspection, staff found the Off-Premise Sign and structure in good condition with no bird nuisance problems. There have been no significant changes in the surrounding land use since the installation of the sign. A research of the building permit activity found that the billboard was constructed under sign permit #05001857, and received final inspection on 09/0/08 under the address of 4120 Meadows Lane.

FINDINGS

The sign is located in a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. Staff finds that there is no adverse impact regarding the continued use of Off-Premise Sign (Billboard), as there have been no significant changes in development or land use in the surrounding area since the initial installation of the sign. Therefore, staff recommends approval, subject to a five-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 355

APPROVALS 0

PROTESTS 0