



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-32716 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TLC PROPERTIES, INC

**** CONDITIONS ****

The Planning Commission (6-0-1/gt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0033-88).
2. This Special Use Permit shall be placed on an agenda closest to April 20, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) is removed.
3. The Off-Premise Sign (Billboard) 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 Sign (Billboard).
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0033-88) 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 (U-0033-88) for a 60-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 650 E. Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/88	The City Council approved a request for a Special Use Permit (U-0033-88) for a 60-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 650 E. Bonanza Road. The Board of Zoning Adjustment recommended approval on 03/31/88.
05/19/93	The City Council approved a request for a Required Review [U-0033-88(1)] of an approved Special Use Permit (U-0033-88) for a 60-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 650 E. Bonanza Road. The Board of Zoning Adjustment recommended approval on 04/27/93.
09/18/02	The City Council approved a request to Amend the Las Vegas Redevelopment Plan (GPA-0021-02) from Civic (9B) to Commercial and medium to high Density Residential/Commercial Rehab (20) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7 th Street. The Planning Commission recommended approval on 08/22/02.
09/18/02	The City Council approved a request for a Rezoning (Z-0045-02) from R-4 (High Density Residential) to C-1 (Limited Commercial) [applicant requested C-2 (General Commercial)] on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7 th Street. The Planning Commission recommended approval on 08/22/02.
01/06/05	A Code Enforcement case (24940) was processed for a campaign sign located at the intersection at 650 E. Bonanza Road. The case was closed on 01/25/05.
08/03/05	A Code Enforcement case (33248) was processed for high weeds, trash, debris on a vacant lot at 650 E. Bonanza Road. The case was closed on 09/14/05.
03/12/09	The Planning Commission voted 6-0-1/gt to recommend APPROVAL (PC Agenda Item #24/ds).
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses active at this location	
There is no record of a building permit issued and/or finalized for an Off-Premise Sign (Billboard) at 650 E. Bonanza Road.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
02/05/09	Staff conducted a field check of the subject site with the following observations: • There are no embellishments, moving parts, or electronic displays located on the sign. • The sign and supporting structure are in good condition and free of graffiti. • All structural elements have been properly screened from public view.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.20

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	MXU (Mixed Use)	C-2 (General Commercial)
North	Apartments	MXU (Mixed Use)	C-2 (General Commercial)
South	Undeveloped Land	MXU (Mixed Use)	R-4 (High Density Residential)
East	Mobile Auto Service	MXU (Mixed Use)	R-4 (High Density Residential)
	Lawn & Landscape Maintenance	MXU (Mixed Use)	R-4 (High Density Residential)
West	Apartments	MXU (Mixed Use)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
<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 (200 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 public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in a C-2 (General 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 and it 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 60 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-Premise Sign (if not along US-95)	The sign meets the distance separation from another sign and freeway.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R or U zoned districts.	Sign has a zero-foot distance separation from property zoned for residential use.	N*
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property zoned for residential use.	Y

* The City Council approved a Special Use Permit (U-0033-88) that allowed the sign to be at a height of 60 feet. Property directly south of the subject sign zoned R-4 (High Density Residential) existed when the Special Use Permit (U-0033-88) was approved.

ANALYSIS

This is the second Required Review of an approved Special Use Permit (U-0033-88) for a 60-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 650 E. Bonanza Road. A research of building permit activity found no record of a permit being issued and/or finalized for the sign. During a field check of the site, staff found the sign and supporting structure in good condition. There has been no significant change in development or land use since the installation of the sign.

FINDINGS

The sign is located in a C-2 (General Commercial) zoning district and is not within the Off-Premise Sign Exclusionary zone. The sign is legally non-conforming as Ordinance 3884; adopted on 04/19/95, required Off-Premise Signs (Billboard) to have a minimum distance separation of 300 feet from property zoned for residential use. Though the area surrounding the sign has not experienced any significant development or land use changes, the sign does lack any history of acquiring a building permit or final inspection; therefore, staff is recommending denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 4

NOTICES MAILED 150 by City Clerk

APPROVALS 0

PROTESTS 0