



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:
RUSSO ANDREA & SUSAN

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-40350	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-40350 CONDITIONS

Planning and Development

1. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the off-premise sign to 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 be removed.
2. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
3. The Off-Premise 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 Sign
4. 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 Sign.

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- 5.If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
- 6.All City Code requirements and design standards of all City Departments shall be satisfied.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Review of an approved Special Use Permit (SUP-4693), which allowed a 40-foot high, 14-foot by 48-foot Off-Premise Sign at 6431 West Charleston Boulevard. The sign is in conformance with all previous conditions of approval, has been permitted and received a final inspection, and the surrounding area has not changed in character since the previous review. The Off-Premise Sign has bird droppings on the asphalt, surrounding the base. Staff recommends approval of this review, subject to conditions, with a required review in three years. If denied, the Off-Premise Sign would be required to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/01/95	The City Council approved an application for Rezoning (Z-0068-95) from N-U (Non-Urban) to C-1 (Limited Commercial) on property located on the southwest corner of Charleston Boulevard and Torrey Pines Drive. The Planning Commission and staff recommended approval of the application.
03/16/05	The City Council granted the Appeal from the Denial on the application for a Special Use Permit (SUP-4693) for a 40-foot high, 14-foot by 48-foot Off-Premise Sign at 6431 West Charleston Boulevard. The Planning Commission recommended denial and staff recommended approval.
01/09/08	The City Council approved a Required Three Year Review (RQR-25210) of an approved Special Use Permit (SUP-4693) which allowed a 40-foot high, 14-foot by 48-foot Off-Premise Sign at 6431 West Charleston Boulevard. The Planning Commission and staff recommended approval.
06/11/09	The Planning and Development staff administratively approved a Minor Site Development Plan Review (SDR-34363) for a four-foot by 24-foot embellishment to an existing 40-foot high, 14-foot by 48-foot Off-Premise Sign at 6431 West Charleston Boulevard.
01/25/11	The Planning Commission voted (5-0-2/bg/tm) to recommend APPROVAL of this request (PC Agenda Item 12/jg).

<i>Most Recent Change of Ownership</i>	
11/25/09	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
11/08/05	A building permit (#5007776) was issued for a 40-foot high, 14-foot by 48-foot Off-Premise Sign located at 6431 West Charleston Boulevard. The Off-Premise Sign was assigned Tag # 08676. The permit was finaled on 03/28/07.
02/12/07	A building permit (81591) was issued for 100 Amp panel on a 40-foot high, 14-foot by 48-foot Off-Premise Sign located at 6431 West Charleston Boulevard. The permit was finaled on 07/01/07.

<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.

Field Check	
12/14/10	During a site visit, staff noted a well maintained Off-Premise Sign, with bird droppings covering the asphalt around the base.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shops	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices / Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convalescent Care Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Charleston Boulevard</i>	Primary Arterial	Master Plan of Streets and Highways	100	Y
<i>Torrey Pines Drive</i>	Secondary Collector	Master Plan of Streets and Highways	80	Y

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise 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 Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y

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Area	No Off-Premise 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 S.F.	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 Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	413 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	385 feet from "R" zoned property to the west.	Y
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.	Permanently secured to ground; located on strictly commercial property	Y

ANALYSIS

This is the second required review for an Off-Premise Sign located at 6431 West Charleston Boulevard. The sign is in compliance with the original conditions of approval as required by Special Use Permit (SUP-4693) that was approved by the City Council on March 16, 2005. The Off-Premise Sign meets the minimum 300-foot distance separation requirement from another Off-Premise Sign and residentially zoned properties.

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The continued use of the Off-Premise Sign on the subject site is appropriate, in that the vicinity has not changed in land use or character since the last required review and the continuation of the use will be in compliance with the original conditions of approval. In the event that the conditions of the surrounding area change in land use or character such that the Off-Premise Sign no longer meets the required standards, then 19.14.100 allows for the removal of a noncompliant Off-Premise Sign.

FINDINGS (RQR-40350)

A site inspection was conducted on December 14, 2010 and photos were taken of the Off-Premise Sign. The inspection revealed the sign is in good physical condition and free of graffiti, but the Off-Premise Sign has bird dropping surrounding the base. A condition has been added to install bird deterrent devices, to address the bird droppings. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED

271 (By City Clerk)

APPROVALS

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PROTESTS

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