



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
LODGE BPOE #1468**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39097	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39097 CONDITIONS

Planning and Development

1. This Special Use Permit (U-0216-90) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.
2. 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.
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 Sign.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0216-90) 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Three Year Review of an approved Special Use Permit (U-02-16-90) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Off-Premise Sign is in compliance with code requirements and the sign remains compatible with adjacent land uses. Therefore, staff is recommending approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/05/90	The City Council approved the Special Use Permit (U-0216-90) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended denial on 10/25/90.
03/20/96	The City Council approved a Required Five-Year Review [U-0216-90(1)] of the Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14 foot by 48 foot Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on 02/27/96.
04/06/05	The City Council approved a Required Five Year Review (RQR-5939) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission recommended denial on 02/24/05, but staff recommended approval.
06/07/06	The City Council approved a request for a Required One Year Review (RQR-12233) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission and staff recommend approval.
09/05/07	The City Council approved a request for a Required One Year Review (RQR-21349) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission and staff recommended denial.

<i>Most Recent Change of Ownership</i>	
01/22/88	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
04/01/91	A building permit (#91101575) was issued for the subject sign at 4100 West Charleston Boulevard. The project was completed on 05/01/91.

<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	
08/19/10	During a site visit conducted by staff it was noted that all conditions of approval have been met, and that the sign is maintained in good condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Private club, Lodge or Fraternal Organization	SC (Service Commercial)	C-1 (Limited Commercial)
North	Fire Station	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail, Banquet Facility and Liquor Establishment (Tavern)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Station with Convenience Store, Auto Parts Sales	SC (Service Commercial)	C-2 (General Commercial)

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West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

<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			
A-O (Airport Overlay) District	X		Y
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.10, the following standards apply:

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way, within the Off-Premise Sign Exclusionary Zone or within the Las Vegas Boulevard Scenic Byway Overlay District	Not located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment 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 square feet	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes	Maximum height of 40 feet from grade	Y

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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	400 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.	400 feet from "R" zoned property to the east.	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Primary Arterial – Charleston Boulevard	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign at 4100 West Charleston Boulevard. The sign has the required building permits with final inspections completed. The subject site is located within the Airport Overlay District (175 feet) and the Off-Premise Sign meets the height restrictions. The Off-Premise Sign is in compliance with code requirements, and it is compatible with surrounding areas; therefore, staff is recommending approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 152

APPROVALS 0

PROTESTS 2