



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39107	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39107 CONDITIONS

Planning and Development

1. This Special Use Permit (U-0262-94) 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 voluntary demolished, this Special Use Permit (U-0262-94) 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.
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-0262-94) which allowed a 14-foot x 48-foot Off-Premise Sign at 4820 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>	
12/21/94	The City Council approved a request for a Special Use Permit (U-0262-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a five-year review. The Board of Zoning Adjustment recommended denial. Staff recommended approval.
02/16/00	The City Council approved a request for a Five-Year Review [U-0262-94(1)] on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
04/03/02	The City Council approved a request for a Two-Year Review [U-0262-94(2)] on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a request for a Two-Year Review (RQR-4240) on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a three year review. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a request for a Required Review (RQR-22322) on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a three-year review. The Planning Commission approval and staff recommended denial.

<i>Most Recent Change of Ownership</i>	
08/21/00	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
01/13/95	A building permit (#95363554) was issued for the subject sign at 4820 West Charleston Boulevard. The building permit received a final inspection on 03/17/95.
02/10/95	A building permit (#95366744) was issued for the electrical service to the subject sign. The electrical permit received a final inspection on 03/17/95.

<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.

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	0.70

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Car Wash and Off-Premise Sign	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurants and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Financial Institution, Specified	GC (General Commercial)	C-2 (General 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			
A-O (Airport Overlay) District (175 feet)	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 19.14.100, the following standards apply:

Standards	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
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 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts only	Located within a C-2 (General Commercial) zoning district	Y
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 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 Sign to which the display panels are attached shall be screened from view.	Screened	Y

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Off-Premise Sign	At least 300 feet to another Off Premise Sign	465 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.	437 feet from "R" zoned property to the north.	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; no residential uses are located on the subject site.	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 which is located on a property that is used as a car wash. The sign has the required building permits with final inspections completed. The Off-Premise Sign faces Charleston Boulevard, a 100-foot Primary Arterial. The area is primarily commercial in nature with the nearest residential uses buffered by right-of-way and commercial development. The applicant indicated that a large plastic owl is installed inside the sign as a bird deterrent. The subject site is located within the Airport Overlay District with a height limit of 175 feet and the existing 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.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 131

APPROVALS 1

PROTESTS 0