



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39215	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-39215 CONDITIONS

Planning and Development

1. Conformance to the conditions of approval of Special Use Permit (U-0315-94) and all subsequent reviews except as amended herein.
2. This Special Use Permit (U-0315-94) shall be placed on an agenda closest to September 23, 2013 at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review failure to pay the City for these costs may result in termination of use.
3. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0315-94) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a new Special Use Permit is approved for the new structure.
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.
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 Required Review of a previously approved Special Use Permit (U-0315-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 6070 West Sahara Avenue. A building permit (#95374861) was issued on 04/26/95 for the installation of an Off-Premise Sign at 6070 West Sahara Avenue with an approved final inspection on 10/12/95. The sign meets current codes and nothing has changed in the area that would render the sign incompatible with nearby land uses; therefore, staff has no objection to the continued use of the sign and is recommending approval. If denied, the Special Use Permit for the Off-Premise Sign would require the sign to be removed.

ISSUES

- This is the fifth Required Review of Special Use Permit (U-0315-94). The last Required Review (RQR-22271) was approved by City Council in 2007, subject to a three-year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/18/95	The City Council approved a Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a five year review.
03/01/00	The City Council approved a Required Five Year Review [U-0315-94 (1)] for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved the appeal from the denial by the Planning Commission on a required two-year review of a Special Use Permit [U-0315-94 (2)], which allowed a 40-foot high, 14 x 48 foot off-premise sign. The Planning Commission recommended denial and staff recommended approval.
07/07/04	The City Council approved a Required Two Year Review (RQR-4238) of an approved Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.

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09/05/07	The City Council approved a Required Two Year Review (RQR-22271) of an approved Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a three-year review. The Planning Commission and staff recommended approval.
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<i>Most Recent Change of Ownership</i>	
12/30/85	A deed was recorded for a change in ownership to 7-Eleven Corporation.

<i>Related Building Permits/Business Licenses</i>	
04/26/95	A building permit (#95374861) was issued for the subject sign. A final inspection was conducted on 10/12/95.

<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Field Check</i>	
08/19/10	Staff conducted a field check of the subject property. The property was found to be well maintained. The Off-Premise sign was in good repair.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.50 acres

<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	Convenience Store/Gas Station	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convenience Store/Gas Station	Unincorporated Clark Co.	Unincorporated Clark Co.

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East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
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

<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
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.	The sign is located in a C-1 zone	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.	The sign is 672 square feet in size; no 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.	Structural elements of the sign are screened from public view.	Y

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Distance Separation from another Off-Premise Sign	Must be 300 feet between Off-Premise Signs unless along a freeway and then it must be at least 750 feet separation.	This sign is located 335 feet from the nearest Off-Premise Sign and is not along US-95.	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.	Sign is permanently secured to the ground and is located on commercially zoned property.	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign. The Off-Premise Sign is located in an area that is not experiencing significant change at this time. The Off-Premise Sign is in good condition. Approval of this request is recommended with an additional review in three years.

FINDINGS

The Off-Premise Sign is located in a C-1 (Limited Commercial) zoning district and meets the distance requirements from other Off-Premise Signs and from residentially zoned properties. The Off-Premise Sign meets all current Title 19 sign standards, has a final inspection completed on a building permit and is in good condition. Therefore, staff has no objection to the continued use of the Off-Premise Sign and recommends approval with another review in three years. Conformance to the conditions of approval of the Special Use Permit (U-0315-94) and all subsequent reviews shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

NOTICES MAILED

149

APPROVALS

0

PROTESTS

2

YK