



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG
IMPERIAL PLAZA, LIMITED PARTNERSHIP**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39499	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39499 CONDITIONS

Planning and Development

1. This Special Use Permit (SUP-3061) 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 (SUP-3061) 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.

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a Required Review of an Approved Special Use Permit (SUP-3061) which allowed a 40-foot high, 12-foot x 24-foot Off-Premise Sign at 1571 North Decatur 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. 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>	
05/24/61	The Board of City Commissioners approved a request for Rezoning (Z-0018-61) generally located on the southwest corner of Decatur and Vegas Drive, from R-1 (Single Family Residential), to R-4 (High Density Residential) and C-1 (Limited Commercial).
12/03/03	The City Council approved an appeal of the Planning Commissions denial of a Special Use Permit (SUP-3061) for a proposed 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning and Development staff recommended approval.
04/05/06	The City Council approved a Required Two-Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning Commission and staff recommended approval.
11/21/07	The City Council approved a Required Two-Year Review (RQR-24404) of an approved Special Use Permit (SUP-3061) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
03/22/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/30/04	A building permit (#4019437) was issued for the Off-Premise Sign at 1571 North Decatur Boulevard. The applicant renewed the permit on 10/06/05 and again on 08/09/06. The permit was finaled on 08/28/06.

Staff Report Page Two
November 18, 2010 - Planning Commission Meeting

Pre-Application Meeting

A pre-application meeting is not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

10/15/10	During a site visit, staff noted an Off-Premise Sign that was clean and graffiti free.
----------	--

Details of Application Request

Site Area

Net Acres	.52
-----------	-----

<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	Retail, Restaurant and Church	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail and Auto Repair, Minor	SC (Service Commercial)	C-1 (Limited Commercial)

<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 (105 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Three
November 18, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

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	Located south of the Charleston Boulevard right-of-way. 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
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.	Each face is 288 square feet. The sign contains no embellishments.	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 from view; in addition, the support pole is covered to match the on-premises building design	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	330 feet to another Off Premise Sign	Y

Staff Report Page Four
November 18, 2010 - Planning Commission Meeting

Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	405 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; located on strictly commercial property	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Vegas Drive: Secondary Collector</i>	Master Plan of Streets and Highways	80	Y

ANALYSIS

This is the third required review for an Off-Premise Sign located at 1571 North Decatur Boulevard. The sign is in compliance with the original conditions of approval as required by Special Use Permit (SUP-3061) that was approved by the City Council on December 3, 2003. The Off-Premise Sign meets the minimum 300-foot distance separation requirement from another Off-Premise Sign and residentially zoned properties. The Off-Premise Sign is located in the A-O (Airport Overlay) District and meets the height restriction of 105 feet. The Off-Premise Sign is also located in the Las Vegas Redevelopment Plan Area; the existing sign does not impact the Las Vegas Redevelopment Plan Area. There is an existing on street bike lane located along the northern property line, the existing sign does not impact the on street bike lane.

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

A site inspection was conducted on October 15, 2010, and photos were taken of the Off-Premise Sign. The inspection revealed the sign is in good physical condition and free of graffiti. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three years.

Staff Report Page Five
November 18, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 85

APPROVALS 2

PROTESTS 0