



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:
SG PROPERTIES, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-43777	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-43777 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0002-98).
2. This Special Use Permit 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 is removed.
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. If the existing off-premise sign is voluntarily demolished, this Special Use Permit 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 request is in response to a three-year Required Review of an approved Special Use Permit (U-0002-98) to allow a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 845 West Bonanza Road. This is the sixth review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1998. The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends 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>	
08/10/98	The City Council approved a Special Use Permit (U-0002-98) for a 55-foot tall, 14-foot by 48 foot Off-Premise Sign (Billboard) on the subject property, subject to review in two years. Staff recommended approval, subject to a height of 40 feet; however, in recommending approval, the Planning Commission amended the height to the requested 55 feet.
10/04/00	The City Council approved a Two Year Review [U-0002-98(1)] of the subject Special Use Permit, subject to review in one year. The Planning Commission recommended approval. Staff recommended denial.
12/19/01	The City Council approved a One-Year Review [U-0002-98(2)] of the subject Special Use Permit, subject to review in two years. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved the appeal of the Planning Commission denial of a Two-Year Review (RQR-3233) of the subject Special Use Permit, subject to review in two years. Staff recommended denial.
03/15/06	The City Council approved a Two-Year Review (RQR-11174) of the subject Special Use Permit, subject to review in two years. Staff recommended denial.
09/17/08	The City Council approved a Two-Year Review (RQR-28416) of the subject Special Use Permit, subject to review in three years. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/22/08	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
10/07/98	Building permit #98-020146 was issued for an Off-Premise Sign at 845 West Bonanza Road. A final sign inspection was completed on 12/21/98.

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

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
11/08/11	Staff visited the site and found a well maintained Off-Premise Sign.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.90

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office	LI/R (Light Industry/Research)	M (Industrial)
North	Vacant	MXU (Mixed Use – Downtown Redevelopment Plan)	C-2 (General Commercial)
South	Office	LI/R (Light Industry/Research)	M (Industrial)
East	Wholesale Supply	LI/R (Light Industry/Research)	M (Industrial)
West	Warehouse	LI/R (Light Industry/Research)	M (Industrial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
West Las Vegas Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
A-O (Airport Overlay) District (175 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

DEVELOPMENT STANDARDS

<i>Standards</i>	<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.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the M (Industrial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 55 feet tall.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along U.S.-95.	The Off-Premise Sign is not located along U.S. – 95.	N/A
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any “R” zoned district.	The nearest “R” zoned district is 755 feet 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.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the sixth review of the Special Use Permit [U-0002-98(2)] for an Off-Premise Sign since its initial approval on 08/10/98. Since the initial approval of the Special Use Permit and the subsequent review periods there has been no tangible redevelopment within the surrounding area. The sign has the required building permit with final inspection completed. The subject site is located within the Airport Overlay District with height restriction of 175 feet and the existing Off-Premise Sign height is 55 feet. A field check conducted by staff on November 8, 2011, established that the sign is in conformance with Title 19 standards.

FINDINGS (RQR-43777)

The Off-Premise Sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit [U-0002-98(2)] and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign will be subject to another review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

NOTICES MAILED

101

APPROVALS

0

PROTESTS

1