

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:
REBEL OIL COMPANY, INC.**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-43778	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-43778 CONDITIONS

- 1.Conformance to the Conditions of Approval for Special Use Permit (U-0005-97).
- 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-0005-97) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1080 South Rainbow Boulevard. This is the fourth review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1997. 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>	
04/14/97	The City Council approved a Special Use Permit (U-0005-97) to allow a 40-foot high 14-foot x 48-foot high Off-Premise Advertising (Billboard) Sign at 1080 S. Rainbow Boulevard. The Board of Zoning Adjustment recommended denial, but staff recommended approval.
08/21/02	The City Council approved a Required Five Year Review [U-0005-97(1)] of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.
09/14/06	A request for a Off-Premise Sign Modification (DIR-16647) was administratively approved to permit a tri-vision component of the sign within the existing overall sign on one face for an existing billboard located at 1080 S. Rainbow Blvd.
09/20/06	The City Council approved a Required Five Year Review (RQR-14207) of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign (Billboard) at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.
10/01/08	The City Council approved a Required Two Year Review (RQR-28937) of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign (Billboard) at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
01/09/06	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
10/21/97	A building permit (# 97-015354) was issued for the subject Off-Premise Sign at 1080 South Rainbow Boulevard. It received a final inspection on 10/21/97.

<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	0.56

<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	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office Complex	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Financial Institution, Specified		
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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 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 C-1 (Limited Commercial) 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 40 feet tall.	Y
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 350 feet to the northeast.	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>
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fourth required review since the initial approval of Special Use Permit (U-0005-97) for an Off-Premise Sign at 1080 South Rainbow Boulevard. There have been no significant changes in the surrounding land use since the installation of the sign. A research of the building permit activity found that the Off-Premise Sign was constructed under sign permit #97-015354 and received a final inspection on 10/21/97 under the address 1080 South Rainbow Boulevard. This Off-Premise Sign received administrative approval for a tri-vision panel that consisted of three shutter panels that display different signage on a rotating basis. This sign is located within a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. Upon a site inspection on 11/08/11, staff found the subject sign was in good condition with no graffiti and proper structural screening in place, but there was no indication of the tri-vision panel being used at this time.

FINDINGS (RQR-43778)

There is no adverse impact regarding the continued use of this sign at this time, as there have been no significant changes in development or land use in the surrounding area since the installation of the sign. Therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED 279

APPROVALS 0

PROTESTS 0