



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011

DEPARTMENT: PLANNING

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

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-43779	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

RQR-43779 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0314-94).
2. This Special Use Permit shall be reviewed in four (4) 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.
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 is a four-year Required Review of an approved Special Use Permit (U-0314-94) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive. This is the fifth review of the Special Use Permit for this Off-Premise Sign since its construction in 1995. The Off-Premise Sign meets all provisions of Title 19, except for the required 300-foot distance separation from a residentially zoned lot. This is an ongoing condition that has not negatively impacted the area. As the conditions overall in the area have not changed significantly since the previous approval, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

ISSUES

- The existing Off-Premise Sign is legally nonconforming with respect to the minimum required distance separation of 300 feet from a residentially zoned property.

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-0314-94) for a 14-foot x 48 foot Off-Premise Advertising Sign at 1600 North Rancho Drive, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval.
03/01/00	The City Council approved a request for a Five-Year Review [U-0314-94(1)] of an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a two-year review. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved a request for a Two-Year Review [U-0314-94(2)] of an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, 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-4242) on an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a two-year review. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Required Two-Year Review (RQR-22270) on an approved Special Use Permit (U-0314-94) for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a four-year review. The Planning Commission and staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
01/25/05	A deed was recorded for a change in ownership.

<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>	
No pre-application meeting was required for this application, nor was one held.	

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
11/08/11	During a site inspection, it was noted that the subject off-premise sign was in good condition with no graffiti or bird waste on or near the sign.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.45

<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-2 (General Commercial)
North	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
West	Offices	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>
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 (70 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

<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
Location	No Off-Premise Sign may be located within the public ROW. May not be located within the Off-Premise Sign Exclusionary Zone, except in exempted areas.	The Off-Premise Sign is not in the ROW or the exclusionary zone.	Y
Zoning	Permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only	Located in the C-2 (General Commercial) District.	Y
Area	Maximum surface area of 672 SF, except that an embellishment of up to 128 SF is allowed to extend up to 5 feet from the rectangular surface of the sign	672 SF with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval	40 feet	Y
Off-Premise Sign Separation	At least 300 feet to the nearest property line of a lot in any "R" zoned district	Nearest "R"-zoned districts are 260 feet to the east and southeast	N
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.	Secured to the ground on a nonresidential 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>
Rancho Drive	Expressway	Master Plan of Streets and Highways	125	N
Vegas Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fifth review of the Off-Premise Sign use on this site. The sign is properly permitted and inspected. A recent visual inspection of the sign revealed that it remains in good condition and is well maintained. The sign continues to conform to conditions of approval of the original Special Use Permit. The sign is less than 300 feet from residentially zoned property; however, the sign conformed to code at the time of construction and has had favorable reviews throughout its tenure.

The subject site is located within the Airport Overlay District with a height restriction of 70 feet; the existing Off-Premise Sign height is 40 feet, well within limits.

FINDINGS (RQR-43779)

The Off-Premise Sign conforms to all but one of the requirements of Title 19. Despite this, the sign has not had a negative effect on the area. The subject sign continues to conform to conditions of approval of Special Use Permit [U-0002-98(2)]. Finally, conditions in the area have not changed significantly since the previous review. Staff therefore recommends approval of this review, with conditions. This Off-Premise Sign will be subject to review in another four (4) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 285

APPROVALS 0

PROTESTS 0