



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
STORAGE EQUITIES, INC.**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-43803	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43803 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0159-89).
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 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. 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. 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.
6. 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 two-year Required Review of an approved 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin Luther King Boulevard. This is the fourth review of the Special Use Permit (U-0159-89) for this Off-Premise Sign since it was constructed in 1991. The Off-Premise Sign meets all current Title 19.12.120 requirements. Staff recommends approval with conditions. If denied, the Off-Premise Sign will have to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/89	The City Council approved a request for a Special Use Permit (U-0159-89) to remove and replace an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 10/26/89.
12/21/94	The City Council approved a request for a Required Review [U-0159-89(1)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 11/22/94.
03/01/00	The City Council approved a request for a Required Review [U-0159-89(2)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/27/00.
04/21/04	The City Council approved a request for a Required Review (RQR-3732) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 03/25/04.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-14790) for a proposed 100,700 square-foot, four-story mini-warehouse facility on 4.0 acres at 295 South Martin L. King Boulevard. The Planning Commission recommended approval on 08/24/06.
02/04/09	The City Council approved a request for a Required Review (RQR-31586) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/08/09.

<i>Most Recent Change of Ownership</i>	
02/08/94	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
12/04/89	Building permit #89-048962 was issued for an Off-Premise Sign under the address of 291 South Martin L. King Boulevard. The permit was finalized on 04/16/90.
05/20/09	Building permit #139279 was issued for an Off-Premise Sign under the address of 275 South Martin L. King Boulevard. The permit was finalized on 07/07/09.

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

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

Field Check	
11/16/11	Staff visited the site and found a well maintained property. The Off-Premise Sign was clean and free of graffiti with no discernible bird nuisance present.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.79

Surrounding Property	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Storage	LI/R (Light Industry/Research)	M (Industrial)
North	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Retail	C (Commercial)	M (Industrial)
		LI/R (Light Industry/Research)	
East	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Retail	C (Commercial)	M (Industrial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District - 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, the following standards apply:

<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 the M (Industrial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment 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.	Sign is 672 square feet in size and it does not have an embellishment on it.	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 55 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
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is at least 650 feet from another Off-Premise Sign along Lake Mead Boulevard.	N

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<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any “R” or U” zoned districts.	Sign is more than 300 feet from any property zoned for residential use.	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 approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard). The billboard was constructed under sign permit #89-048962, and received final inspection on 04/16/90.

Since the construction of this Off-Premise Sign use another Off-Premise Sign use was approved at the northeast corner of Mineral Avenue and Martin L. King Boulevard with a Variance (V-0020-91), that allowed the relocation of two Off-Premise Signs with a 550-foot distance separation where 750 feet is the minimum distance allowed.

FINDINGS

During a site inspection, staff found the Off-Premise Sign in good condition, free of graffiti, and with no visible signs of a bird nuisance. There have been no significant changes in the surrounding land use since the installation of the sign and finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

29

NOTICES MAILED

43

APPROVALS

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PROTESTS

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