



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 17, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-57976	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-57976 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-0025-88).
2. This Variance shall be reviewed in five (5) 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 Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit and/or Variance 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 application is in response to a Required Review of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign at 2130 Highland Avenue. Research of building permit activity found that a permit (144844) was issued on 08/21/09 for a “final only” for an 80-foot tall, 14-foot by 48-foot Off-Premise Sign. The permit was finalized on 11/17/09. Additionally, building permit (151170) was issued on 11/19/09 for the conversion of the south facing side to digital display unit (LED); the permit was finalized on 06/30/10. There have not been any significant changes in development or land use in the surrounding area; therefore; staff finds no adverse impact regarding the continued use of the Off-Premise Sign and is recommending approval of this request, subject to a five-year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/15/88	The City Council approved a request for a Variance (V-0025-88) to allow an 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Board of Zoning Adjustment recommended denial and the Department of Planning staff recommended approval.
07/21/93	The City Council approved a request for a Required Review [V-0025-88(1)] of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Board of Zoning Adjustment and staff recommended approval.
07/27/98	The City Council approved a request for a Required Review [V-0025-88(2)] of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Board of Zoning Adjustment recommended approval and the Department of Planning staff recommended denial as the sign is within 300 feet of property zoned “R” (Residential) on the west side of Interstate 15.
04/16/03	The City Council approved a request for a Required Review (RQR-1706) of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Planning Commission recommended approval and the Department of Planning staff recommended denial as the sign is within 300 feet of property zoned “R” (Residential) on the west side of Interstate 15.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/01/05	The City Council approved a request for a Required Review (RQR-6151) of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved General Plan Amendment (GPA-9219) to amend the City of Las Vegas Downtown Redevelopment Plan map of the Las Vegas Redevelopment Plan and change future land use designation on various parcel within the Redevelopment Area to LI/R (Light Industry/Research) which includes the subject site. The Department of Planning staff recommended approval.
09/05/07	The City Council approved a request for a Required Review (RQR-21346) of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Planning Commission recommended approval and the Department of Planning staff recommended denial as the sign does not have building permits, fails to meet the required separation distance from residential property, and the supporting structure needs to be repainted.
10/07/09	The City Council approved a request for a Required Review (RQR-35241) of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Planning Commission and staff recommended approval.
10/15/09	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-36366) to convert an existing south facing static 14-foot by 48-foot, 80-foot tall Off-Premise Sign into a digital display unit (LED) located at 2130 Highland Avenue.
05/14/12	A code enforcement case (114284) was processed for a Woodwork Shop operating without a change of occupancy at 2130 Highland Avenue. The case was resolved on 10/02/12.
07/18/12	The City Council approved a request for a Required Review (RQR-45340) of a previously approved Variance (V-0025-88) for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Department of Planning staff recommended approval.
02/26/15	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-58078) for a 48.10 square-foot embellishment on an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign located at 2130 Highland Avenue.

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<i>Most Recent Change of Ownership</i>	
09/29/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/21/09	A building permit (144844) was issued for a 'Final Only' inspection for an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign at 2130 Highland Avenue. The permit was finalized on 11/17/09.
11/05/09	A building permit (150735) was issued to replace existing 125 amp 240 volt overhead service for same on an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign at 2130 Highland Avenue. The permit was finalized on 03/19/10.
11/19/09	A building permit (151170) was issued to convert an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign to digital display unit LED at 2130 Highland Avenue. The permit was finalized on 06/30/10.
08/11/11	A building permit (193633) was issued for a 2,800 square-foot nonwork Certificate of Occupancy at 2130 Highland Avenue. The permit was finalized on 09/12/11.

<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	
05/14/15	Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.95

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<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	Construction Material Supply Yard/Manufacturing, Light/Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
North	Auto Repair Garage, Minor	LI/R (Light Industry/Research)	M (Industrial)
South	Auto Repair Garage, Major/Office, Other than Listed/General Retail Store, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
West	I-15 (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan (Industrial Corridor)	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District (175 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
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

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in public right-of-way, nor is it in the Off-Premise Exclusionary Sign Zone.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in an M (Industrial) zoning district.	Y

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DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Area	No Off-Premise Sign 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.	Sign is 672 square feet in size and has no embellishments.	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 80 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All 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)	The sign is more than 750 feet from another sign along I-15 and is at least 300 feet from another sign (not along a highway).	Y
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 line zoned either "R" or "U."	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 attached to the ground and is located on property zoned M (Industrial).	Y

*City Council approved a Variance (V-0025-88) that allowed the height of the sign to 80 feet.

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ANALYSIS

This is the eighth Required Review of a of a previously approved Variance (V-0025-88) which allowed an 80-foot tall, 14-foot by 48-foot Off-Premise Sign where 40 feet is the maximum height allowed at 2130 Highland Avenue. Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted. The sign is located within the 175-foot Airport Overlay. However no additional height is being proposed and thus the sign continues to meet the requirements of the overlay. A final inspection on the Off-Premise Sign was completed on 11/17/09. Staff is recommending approval of this review, with conditions.

FINDINGS

This is a Required Review of an Off-Premise Sign that was constructed in 1989. The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. Staff recommends approval of this review, subject to a Required Review in five-years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

24

NOTICES MAILED

130 (By Planning)

APPROVALS

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PROTESTS

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