



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 17, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
CHARLES R. HART JR.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-57977	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-57977 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0029-96).
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 application is in response to a Required Review of a previously approved Special Use Permit (U-0029-96) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. Research of building permit activity found that a permit (96013567) was issued on 07/09/96 for the installation of an Off-Premise Sign at 2151 North Rancho Drive; the permit was not finalized and was expired on 08/29/98. On 03/30/09 a building permit (135892) was issued for a “final only” for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign. The permit was finalized on 05/11/09. 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 three-year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/20/95	The City Council approved a request for a Special Use Permit (U-0096-95) for the Off-Premise Sale of Beer and Wine in conjunction with a proposed Convenience Store and Automatic Car Wash at the southwest corner of Lake Mead Boulevard and Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
06/19/96	The City Council approved a request for a Special Use Permit (U-0029-96) for a 40-foot tall, 14-foot by 48-foot Off-premise Sign at 2151 North Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
01/17/08	A code enforcement case (61434) was processed for trees blocking the view onto the street at 2151 North Rancho Drive. The case was resolved on 01/31/08.
05/06/09	The City Council approved a request for a Required Review (RQR-33341) of a previously approved Special Use Permit (U-0029-96) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. The Planning Commission recommended approval and staff recommended denial as the subject sign has received no final inspection.
09/27/11	A code enforcement case (106207) was processed for trash and debris on a vacant lot south of subject site. The case was resolved on 09/28/11, with no violations noted.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/15/12	The City Council approved a request for a Required Review (RQR-45374) of a previously approved Special Use Permit (U-0029-96) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. The Department of Planning staff recommended approval.
04/01/14	A code enforcement case (139517) was processed for unpermitted signage at 2151 North Rancho Drive. The case was resolved on 04/29/14.

<i>Most Recent Change of Ownership</i>	
11/29/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/20/96	A building permit (96392696) was issued for a 4,573 square-foot Convenience Store for a Certificate of Occupancy at 2151 North Rancho Drive. The permit was finalized on 11/15/96
07/09/96	A building permit (96013567) was issued for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. The permit was not finalized and was expired on 08/29/98.
11/19/96	A business license (C05-01785) was issued for Tobacco Sales at 2151 North Rancho Drive. The license remains active at this location.
	A business license (C15-00166) was issued for a Convenience Store at 2151 North Rancho Drive. The license remains active at this location.
09/05/02	A business license (R10-00777) was issued for Restaurant at 2151 North Rancho Drive. The license remains active at this location.
03/30/09	A building permit (135892) was issued for a “final only” for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. The permit was finalized on 05/11/09.
09/08/09	A business license (C02-00428) was issued for a Car Wash at 2151 North Rancho Drive. The license was marked out of business on 01/28/15.
11/07/12	A building permit (223452) was issued to install new 200-amp service and sub panel for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2151 North Rancho Drive. The permit was finalized on 02/11/13.
10/08/13	A business license (L10-97697) was issued for Beer/Wine/Cooler Off-Sale at 2151 North Rancho Drive. The license remains active at this location.
	A business license (A55-00538) was issued for an Automotive Garage/Service Station (Minor) at 2151 North Rancho Drive. The license remains active at this location.
04/02/14	A business license (G01-97698) was issued for Gaming Restricted at 2151 North Rancho Drive. The license remains active at this location.

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<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.	

<i>Field Check</i>	
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	1.17

<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	General Retail Store, Other than Listed/Beer/Wine/Cooler Off-Sale Establishment/Vacant Car Wash/Off-Premise Sign	GC (General Commercial)	C-2 (General Commercial)
North	Hotel/Gaming Establishment, Non- restricted	Resort Commercial- North Las Vegas	C-3 (General Service Commercial -North Las Vegas)
South	Undeveloped Land	GC (General Commercial)	C-2 (General Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Hotel/Gaming Establishment, Non- restricted	Resort Commercial- North Las Vegas	C-2 (General Commercial-North Las Vegas)
West	Multi-Family Residential	M (Medium Density Residential)	C-2 (General Commercial)
			R-3 (Medium Density Residential)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (35 Feet)	X		N*
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

*City Council approved Special Use Permit (U-0029-96) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign. Representatives for the Clark County Department of Aviation had no objection to the height of the sign.

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 a C-2 (General Commercial) zoning district.	Y
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 40 feet tall.	Y

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Standards	Code Requirements	Provided	Compliance
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)	Sign is more than 300 feet from another Off-Premise Sign (not along US-95).	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."	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.	Sign is permanently attached to the ground and is located on property zoned C-2 (General Commercial).	Y

*The Off-Premise Sign was constructed prior to the property 220 feet to the west was Rezoned [Z-0096-00(1)] from C-2 (General Commercial) to R-3 (Medium Density Residential) in 2002.

ANALYSIS

This is the third Required Review of a previously approved Special Use Permit (U-0029-96) which allowed a 40-foot tall, 14-foot by 48-foot Off-premise Sign at 2151 North Rancho Drive. 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 35-foot Airport Overlay and was approved by City Council with an overall height of 40 feet. Representatives for the Clark County Department of Aviation had no objection to the height of the sign. A final inspection of the Off-Premise Sign was completed on 05/11/09. Staff is recommending approval of this review, with conditions.

FINDINGS

This is a Required Review of an Off-Premise Sign that was constructed in 1996. The sign is located in a C-2 (General Commercial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. Staff recommends approval of this review, subject to a Required Review in three-years.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 446 (By Planning)

APPROVALS 0

PROTESTS 0