



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 17, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: OUTFRONT MEDIA - OWNER: ADDILAND, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-57979	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-57979 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0160-96).
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.

Staff Report Page One
June 17, 2015 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (U-0160-96) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1201 South Jones Boulevard. Research of building permit activity found that a permit (96011809) was issued on 06/13/96 for the installation of a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1100 South Jones Boulevard; the permit was finalized on 12/03/96. The address was changed to 1201 South Jones Boulevard, as parcel 163-01-101-006 and 007 were combined. 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.

ISSUE

- The Off-Premise Sign was issued a building permit under the address of 1100 South Jones Boulevard in 1996. Parcel 163-01-101-006 and 007 were subsequently combined and created parcel 163-01-101-009. The address that is legally associated with this Off-Premise Sign is 1201 South Jones Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/20/66	The Board of City Commissioners approved a request for Rezoning (Z-0017-66) from R-E (Residence Estates) to C-1 (Limited Commercial) of property generally located on the west side of Jones Boulevard between Charleston Boulevard and Oakey Boulevard. The Planning Commission recommended approval.
11/18/87	The City Council approved a request for Rezoning (Z-0099-87) from R-E (Residence Estates) to C-1 (Limited Commercial) of property generally located on the west side of Jones Boulevard, south of Charleston Boulevard for proposed pool and spa sales. The Planning Commission and staff recommended approval.
05/01/96	The City Council approved an appeal of a denial from the Board of Zoning Adjustment of a request for a Variance (V-0009-96) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign to be 250 feet from residentially zoned property where 300 feet is the minimum distance separation required at 1100 South Jones Boulevard. The case was changed to (VU-0009-96) due to property across the street being rezoned prior to City Council action and the Variance no longer required, in addition to it later being changed to a Special Use Permit (U-0160-96) due to a Required Review.

Staff Report Page Two
June 17, 2015 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/20/01	The City Council approved a Required Review (U-0160-96) of a previously approved Special Use Permit for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign 250 feet from residentially zoned property where 300 feet is the minimum distance separation allowed on property located at 1100 South Jones Boulevard. The Planning Commission and staff recommended approval.
06/17/09	The City Council approved a Required Review (RQR-33733) of a previously approved Special Use Permit (U-0160-96) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1201 South Jones Boulevard. The Planning Commission and staff recommended approval.
08/15/12	The City Council approved a Required Review (RQR-45330) of a previously approved Special Use Permit (U-0160-96) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1201 South Jones Boulevard. The Department of Planning staff recommended approval.

<i>Most Recent Change of Ownership</i>	
02/22/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/31/95	A business license (R50-00023) was issued for the Rental & Leasing of Medical Equipment at 1201 South Jones Boulevard, Suite #103. The license remains active at this location.
06/13/96	A building permit (96011809) was issued for the installation of a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1100 South Jones Boulevard. The permit was finalized on 12/03/96.
12/02/96	A building permit (96023633) was issued electrical service to a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1100 South Jones Boulevard. The permit was finalized on 12/03/96.
06/27/02	A business license (B05-02858) was issued for a Beauty Salon at 1201 South Jones Boulevard, Suite #102. The license remains active at this location.
03/09/05	A business license (G50-00869) was issued for the sales of Beauty Supplies at 1201 South Jones Boulevard, Suite #102. The license remains active at this location.
11/15/10	A business license (B20-01910) was issued for Digital Fingerprinting at 1201 South Jones Boulevard, Suite #103. The license remains active at this location.
07/13/11	A business license (M11-00048) was issued for a Massage Establishment-Ancillary at 1201 South Jones Boulevard, Suite #102. The license remains active at this location.

Staff Report Page Three
June 17, 2015 - City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
07/13/11	A business license (M12-02121) was issued for a Massage Therapist at 1201 South Jones Boulevard, Suite #102. The license remains active at this location.
01/22/15	A business license (G63-00076) was issued for General Retail Sales at 1201 South Jones Boulevard, Suite #100. The license remains active at this location.

<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	0.71

<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	Office, Other than Listed/General Personal Service/General Retail Store, Other than Listed/Pet Boarding/Off-Premise Sign	SC (Service Commercial)	C-1 (Limited Commercial)
North	Outdoor Storage/Off-Premise Sign	SC (Service Commercial)	C-1 (Limited Commercial)

Staff Report Page Four
June 17, 2015 - City Council Meeting

<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>
South	Office, Other than Listed	O (Office)	O (Office)
East	Thrift Shop	MXU (Mixed-Use)	C-1 (Limited Commercial)
West	Church/House of Worship/Off-Premise Sign	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			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 (200 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

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-1 Limited 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

Staff Report Page Five
June 17, 2015 - City Council Meeting

Standards	Code Requirements	Provided	Compliance
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
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."	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 C-1 (Limited Commercial).	Y

ANALYSIS

This is the fourth Required Review of a previously approved Special Use Permit (U-0160-96) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1201 South Jones Boulevard. Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted. A final inspection on the Off-Premise Sign was completed on 12/03/96. 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-1 (Limited 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.

Staff Report Page Six
June 17, 2015 - City Council Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 119 (By Planning)

APPROVALS 0

PROTESTS 0