



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 17, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:
RANCHO DRIVE, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-58967	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-58967 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0037-95).
2. This Special Use Permit 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 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-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 4950 North Rancho Drive. Research of building permit activity found that a permit (95874141) was issued on 06/26/95 for the installation of a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive; the permit was finalized on 07/28/95. 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>	
05/17/95	The City Council approved a Special Use Permit (U-0037-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property located east side of Rainbow Boulevard, north of Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
03/24/97	The City Council adopted Ordinance #4073, establishing the Off-Premise Sign Exclusionary Zone, including the subject site as part of a larger area, with the adoption of Title19A (Las Vegas Zoning Code).
07/05/00	The City Council approved a request for a Required Review [U-0037-95(1)] of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property located on the east side of Rancho Drive, approximately 200 feet south of the intersection of Rancho Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval.
10/16/02	The City Council approved a request for a Required Review [U-0037-95(2)] of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property located on the east side of Rancho Drive, approximately 200 feet south of the intersection of Rancho Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/02/03	The City Council approved a request for Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential) and U (Undeveloped) on property located on or in close proximity to both sides of Rancho Drive from Gown Road to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved a Required Review (RQR-5166) of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property located on the east side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard. The Planning Commission recommended approval and staff recommended denial, as the use is inappropriate as it is within a vacant lot, which is not conducive to promoting development.
01/18/06	The City Council approved an appeal of a denial from the Planning Commission of a Required Review (RQR-9375) of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property located on the east side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard. The Department of Planning staff recommended denial, as conditions in the surrounding area have changed.
06/20/07	The City Council approved a Required Review (RQR-18680) of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive. The Planning Commission and staff recommended denial as the sign is located in the Off-Premise Sign Exclusionary Zone and does not have all the required permits.
01/14/08	A code enforcement case (61324) was processed for weeds, dead trees, refuse and waste at 4950 North Rancho Drive. The case was resolved on 02/05/08.
02/02/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-40825) for a 43.72 square-foot Embellishment on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive.
09/13/11	The Department of Planning administratively approved a request for a Minor Site Department Plan Review (SDR-43180) for a 58.75 square-foot Embellishment on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive.
07/08/12	The City Council approved a Required Review (RQR-45395) of a previously approved Special Use Permit (U-0037-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive. The Department of Planning staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/05/15	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-59144) for a 120 square-foot Embellishment on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive.
	The Department of Planning administratively approved a request for a Minor Site Department Plan Review (SDR-59145) for a 120 square-foot Embellishment on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive.

<i>Most Recent Change of Ownership</i>	
02/21/02	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/26/95	A building permit (95874141) was issued for the installation of a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4950 North Rancho Drive. The permit was finalized on 07/28/95.
07/26/07	A building permit (93749) was issued for an existing circuit for ticket display on a 40-foot tall, 14-foot by 48-foot Off-Premise Sign checked for compliance at 4950 North Rancho Drive. The permit was finalized on 11/10/08.

<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>	
Gross Acres	10.52

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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	Undeveloped/Off-Premise Sign	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	SC (Service Commercial)	R-E (Residence Estates)
South	Undeveloped	MLA (Medium Low Attached Density Residential)	C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel/Casino	GC (General Commercial)	C-2 (General Commercial)

<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 (200Feet)	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.	N*
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

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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 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
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

* Approved prior to the adoption of the above standards.

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ANALYSIS

This is the seventh Required Review of a previously approved Special Use Permit (U-0037-95) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 4950 North Rancho Drive. The subject Off-Premise Sign is located within the Billboard Exclusionary Zone, but was approved and built prior to the adoption of the Billboard Exclusionary Zone. Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted. There have been no significant changes in development or land use since the previous Required Review (RQR-45470). The subject Off-Premise Sign has been issued a building permit and received a final inspection. Therefore, staff is recommending approval of this review with conditions.

FINDINGS

This is a Required Review of an Off-Premise Sign that was constructed in 1995. The sign is located in a C-1 (Limited Commercial) zoning district and located in the Billboard Exclusionary Zone. Since the area immediately surrounding the subject site has not changed since the last review of the Special Use Permit (U-0037-95) allowing the Off-Premise Sign. Staff recommends approval of this review, subject to a Required Review in five-years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 260 (By Planning)

APPROVALS 0

PROTESTS 0