



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: OCTOBER 21, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER:
HIGHLAND INDUSTRIAL PARK PARTNERSHIP

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-58991	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

RQR-58991 CONDITIONS

Planning

1. Conformance to the conditions for Special Use Permit (SUP-1945) and Variance (VAR-1946).
2. This Special Use Permit (1945) 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 is 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. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-1945) 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.
5. 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 an approved Special Use Permit (SUP-1945) and Variance (VAR-1946) that allowed a 45-foot tall, 24-foot by 28-foot Off-Premise Sign at 2901 Highland Drive. Research of building permit activity found that permit (03019897) was issued on 09/15/03 for the installation of the Off-Premise Sign. The permit was finalized on 06/25/07. There have not been any significant changes in development or land use in the surrounding area since the previous Required Review (RQR-46751) was approved by City Council in 2012; 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>	
05/07/03	The City Council approved a Special Use Permit (SUP-1945) for the 45-foot tall, 24-foot by 28-foot Off-Premise Sign and a Variance (VAR-1946) which allowed a 45-foot tall Off-Premise Sign where 40 feet is the maximum height permitted on this site, subject to a two-year review. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a Required Two Year Review (RQR-6171) of an approved Special Use Permit (SUP-1945) for a 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign located at 2901 South Highland Drive. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a Required Two Year Review (RQR-21567) of an approved Special Use Permit (SUP-1945) for a 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign located at 2901 South Highland Drive. The Planning Commission and staff recommended approval.
11/07/12	The City Council approved a Required Five Year Review (RQR-46751) of an approved Special Use Permit (SUP-1945) for a 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign located at 2901 South Highland Drive. The Planning Commission recommended approval.

<i>Most Recent Change of Ownership</i>	
02/29/80	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
09/15/03	A building permit (03019897) was issued for a 45-foot tall, 24-foot by 28-foot Off-Premise Sign at 2901 South Highland Drive. The permit was finalized on 06/25/07.

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

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

Field Check	
09/03/15	Staff conducted a field check of the subject site and found the sign faces in good condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.14

<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	C (Commercial)	M (Industrial)
North	Storage Yard	LI/R (Light Industrial/Research)	M (Industrial)
South	Auto Repair Garage, Major	C (Commercial)	M (Industrial)
	General Retail		
East	Storage Yard	LI/R (Light Industrial/Research)	M (Industrial)
West	Auto Repair Garage, Major	C (Commercial)	M (Industrial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan (Industrial Corridor District)	X		Y
<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 (175 feet)	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	The sign is located in an M (Industrial) 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.	The 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.	The sign is 45 feet tall.	N*

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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)	The sign is more than 300 feet from another Off-Premise Sign (not along U.S. 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 M (Industrial).	Y

* The City Council approved Variance (VAR-1946) to allow the sign to be 45-foot tall, where 40-foot tall is permitted.

ANALYSIS

This is the fourth review of an approved Special Use Permit (SUP-1945) and Variance (VAR-1946) for an existing 45-foot tall, 24-foot by 28-foot Off-Premise Sign at 2901 South Highland Drive. The subject Off-Premise Sign has been issued a building permit and has received a final inspection. During a field check of the subject site, staff the sign faces in good condition. There have not been any significant changes in development or land use in the surrounding area since the previous Required Review (RQR-46751) was approved by City Council in 2012; 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.

FINDINGS

This is a required review on an Off-Premise Sign that was constructed in 2003. The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary zone. Since the area surrounding the Off-Premise Sign has not experienced any significant development or land use changes, staff recommends approval of this review, subject to a required review in three-years.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 36 (By Planning)

APPROVALS 0

PROTESTS 0