



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CHICK-FIL-A - OWNER: SAHARA RANCHO
OFFICE CENTER, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-65978	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 270

APPROVALS 0

PROTESTS 3

**** CONDITIONS ****

SDR-65978 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and sign elevations, date stamped 08/01/16, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Right Turn Intersection Improvements" project, the "ITS Communications Infrastructure Phase II" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
7. Site development to comply with all applicable previous conditions of approval for SDR-59931 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to install a 80-foot tall, freestanding LED display sign along the southeast property line adjacent to the Interstate 15 right-of-way at the northeast corner of Sahara Avenue and Rancho Drive. The sign will be used for on premise signage only.

ISSUES

- A 80-foot tall freestanding sign located within 200 feet of the right-of-way line of Interstate 15 may be permitted as part of a Site Development Plan Review application heard during a public hearing.

ANALYSIS

The sign is located 15 feet from the property line and stands 80 feet tall with an area of 769 square feet. The proposed sign is under the 175-foot height limit imposed by an Airport Overlay of the area. Per Unified Development Code Title 19.08.120, freestanding signs within two hundred feet of the right-of-way line and which can be read from interstate U.S. 95 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission. The proposed sign meets these criteria. The sign is located more than 600 feet from the nearest residential property to the northwest and will not negatively affect the surrounding uses. Staff recommends approval with conditions.

FINDINGS (SDR-65978)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed freestanding sign is compatible with the area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

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The proposed freestanding sign is consistent with signage adjacent to the Interstate 15 right-of-way and is in conformance with all city plans, policies and standards.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The proposed freestanding sign will not have a negative impact on adjacent roadways.

4.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The modern design of the LED freestanding sign is harmonious and compatible with the area.

5.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Regular inspections will be performed City staff to protect the health, safety and welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/25/73	The City Council approved a request for a Reclassification (Z-0030-73) of property from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) and P-R (Professional Offices and Parking) on property located on the east side of Rancho Road, between West Sahara Avenue and Glen Heather Way.
04/18/79	The Board of City Commissioners approved a request for a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
03/20/96	The City Council denied a request for a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/11/02	The Planning Commission approved a request for a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
06/02/04	The City Council denied a request for a Site Development Plan Review (SDR-4086) for two office buildings with attached parking garages and two restaurant buildings within an existing office complex with a waiver of the commercial development standards on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission and staff recommended approval.
06/24/04	The Planning Commission approved a request for a Tentative Map (TMP-4389) for a one-lot commercial subdivision on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
09/02/04	Staff administratively approved a request for a Final Map (FMP-4966) for a one-lot commercial subdivision on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. The final map recorded on 01/20/05.
04/18/12	The City Council approved a request for a General Plan Amendment (GPA-43991) to establish the Redevelopment Area #2 and change future land use designation on various parcels within the Redevelopment Area #2 to C (Commercial) or MXU (Mixed Use) which includes the subject site.
10/07/15	The City Council approved a request for a Site Development Plan Review (SDR-59931) for two proposed commercial building totaling 18,611 square feet at the northeast corner of Rancho Drive and Sahara Avenue. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12//09/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/14/16	A building permit (#308468) was issued for a Restaurant at 2477 South Rancho Drive. The permit has not been finalized as of 07/14/16.

<i>Pre-Application Meeting</i>	
07/14/16	Staff met with the applicant and reviewed requirements for a Site Development Plan Review application for a proposed freestanding sign.

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

Field Check	
08/04/16	Staff visited the site and found a clean, well maintained site which is currently under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.47

<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	Restaurant	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
South	Sahara Avenue (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
East	I-15 (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Financial Institution, General/ Office, Other than Listed/Parking Garage	C (Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District 175 - Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rancho Drive	Primary Arterial.	Planned Streets and Highways Map	93	Y

<i>Freestanding Sign: [Chick-Fil-A Freestanding Sign]</i>		
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	1,356 SF	769 SF
Maximum Height	80 Feet	80 Feet
Minimum Setback	5 Feet	15 Feet
Illumination	Internal/External	Internal