



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK
PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
WVR-74211	Staff recommends APPROVAL, subject to conditions:	
MSP-74070	Staff recommends APPROVAL, subject to conditions:	WVR-74211

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 52

NOTICES MAILED 203 - WVR-74211 and MSP-74070

PROTESTS 0 - WVR-74211 and MSP-74070

APPROVALS 0 - WVR-74211 and MSP-74070

**** CONDITIONS ****

WVR-74211 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-74070) shall be required, if approved.
2. Conformance to the approved conditions for Master Sign Plan (MSP-34174), except where amended herein.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

MSP-74070 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Waiver (WVR-74211) shall be required, if approved.
2. 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.

Conditions Page Two

September 11, 2018 - Planning Commission Meeting

3. All development shall be in conformance with the site plan and sign elevations, date stamped 07/26/18, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Staff Report Page One

September 11, 2018 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Waiver to allow a reader board where such is not allowed for a proposed monument sign for an existing convenience store located at 7709 North El Capitan Way.

ISSUES

- A Waiver is requested to allow a reader board where such is not allowed for a proposed monument sign. Staff supports this request.
- On June 25th, 09 the Planning Commission approved Master Sign Plan (MSP-34174), which set modified signage development standards for all pylon, monument and wall mounted signage.
- A Major Amendment of Master Sign Plan (MSP-34174) has been requested to incorporate modified monument sign development standards for an approved convenience store that is incompatible with the approved Master Sign Plan. Staff supports this request.

ANALYSIS

The subject property is located within the Town Center SC-TC (Service Commercial - Town Center) Special Land Use Designation. On June 25th, 09 the Planning Commission approved Master Sign Plan (MSP-34174), which set modified signage development standards for all pylon, monument and wall mounted signage on the subject site.

The applicant has proposed to replace an existing multi-tenant monument sign (noted as Sign C3 on the original sign plan), with a new monument sign reflecting Shell Oil's branding standard. The sign is in conformance with Town Center Development Standards for signage, but is not compatible with the thematic design and development standards of the Master Sign Plan (MSP-34174) for the shopping center resulting in the requested waiver and major amendment to the sign plan.

Per the submitted sign elevations the new monument sign, will provide a 41 square-foot maximum signage area, which includes an electronic LED reader board which will display gas prices for the existing convenience stores fuel pumps. However, per approved Master Sign Plan (MSP-34174) the maximum sign area for monument signage is limited to maximum of 30 square feet with no reader board.

Staff Report Page Two**September 11, 2018 - Planning Commission Meeting**

Staff has determined that the proposed signage is consistent with the surrounding area and Town Center development standards, with the exception of the proposed reader board; therefore, staff recommends approval of this project.

FINDINGS (WVR-74211)

Staff supports this requested Waiver as the proposed monument signage meets the development standards outlined in Town Center Development Standards for monument signage, with the exception of the requested waiver to allow a reader board where such is not allowed. In addition the proposed signage is harmonious with the surrounding commercial developments in the area.

FINDINGS (MSP-74070)

The proposed Master Sign Plan amendment features modified monument sign development standards at the subject site, all of which meets Town Center Development Standards sign standards except for the proposed electronic reader board. Staff therefore recommends approval, subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center Special Plan area. The Planning Commission and staff recommended approval of this request.
07/11/07	The City Council approved a Site Development Plan Review (SDR-20496) for a proposed 269,860 square-foot Commercial Center with Waivers from the Town Center Development Standards to allow a six-foot wide landscape buffer on the south property line where eight feet is required and to allow zero feet of perimeter landscape buffer adjacent to the Multi-Use Transportation Trail along the north and west property lines where 15 feet is required, to allow zero feet of perimeter landscape buffer adjacent to a drive-through aisle where 10 additional feet are required and to allow a drive-through aisle on three sides of a Fast Food building where only two sides are allowed, a Special Use Permit (SUP-20497) for a Building and Landscape Material/Lumber Yard, a Special Use Permit (SUP-20498) for Outdoor Storage, Accessory and a Special Use Permit (SUP-20499) for a Restaurant with Drive-Through on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. The Planning Commission and staff recommended approval of these requests.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
02/06/08	The City Council accepted a withdrawal without prejudice of a Variance (VAR-25403) to allow a retaining wall height of 15 feet where the maximum retaining wall height is six feet on the west property line, and to allow a total height of 23 feet where the maximum total height of retaining and screening walls is 12 feet. The Planning Commission and staff recommended approval of this request.
03/05/08	The City Council accepted a withdrawal without prejudice of a Tentative Map (TMP-25075) for a one-lot commercial subdivision on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. The Planning Commission and staff recommended approval of this request.
04/28/08	The Planning and Development Department administratively approved a request for a Final Map (FMP-27577) for a one-lot commercial subdivision on 23.62 acres adjacent to the southwest corner El Capitan Way and North Durango Drive.
04/23/09	The Planning Commission approved a request for a Waiver (WVR-33758) of Town Center Development Standards to allow no amenity zone along a 233-foot portion of Durango Drive where a 2.5-foot amenity zone is required adjacent to the northwest corner of Durango Drive and El Capitan Way. Staff recommended denial.
06/25/09	The Planning Commission approved Master Sign Plan (MSP-34174) for a commercial development with waivers of the Town Center sign standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is permitted, a 100-foot pylon sign where 24 feet is permitted, three monument signs along the El Capitan Way street frontage where two are permitted, and to allow wall signs to face an existing residential development that is located outside the limits of the Centennial Hills Town Center where such is not permitted on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. Staff recommended denial of the request.

<i>Most Recent Change of Ownership</i>	
02/09/17	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/16/10	A building permit (#165226) was issued for retail shell building "C" at 7709 North El Capitan Way. The permit has not been finalized.
04/20/17	A building permit (#333061) was issued for onsite improvements and fuel canopy (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.

Staff Report Page Four

September 11, 2018 - Planning Commission Meeting

Related Building Permits/Business Licenses	
	A building permit (#333061) was issued for retail shell building (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.
	A building permit (#333424) was issued for demolition of a tower (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.
07/05/18	A building permit (#C18-02842) has been issued for seven wall signs (Haddies Carwash) at 7709 North El Capitan Way. The permit has not been finalized.
08/09/18	A business license (#G66-04145) was issued for a Convenience Store (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04147) was issued for a Car Wash (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04148) was issued for an Automatic Teller Operator (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04149) was issued for a Tobacco Dealer (Haddies 2) at 7709 North El Capitan Way. The permit is still active.

Pre-Application Meeting	
06/26/18	A Pre-Application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Waiver and Major Amendment to an approved Master Sign Plan for one proposed monument sign for an existing convenience store development.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	

Field Check	
08/02/18	Staff conducted a routine site visit and found the subject site to be a well maintained commercial site.

Details of Application Request	
Site Area	
Net Acres	23.62

Staff Report Page Five

September 11, 2018 - Planning Commission 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>
Subject Property	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use designation]
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Shopping Center	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial – Town Center) Special Land Use designation]
East	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use designation]
West	U.S. 95	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	*N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The applicant has requested a Waiver (WVR-74211) to allow a reader board where such is not allowed for a proposed monument sign.

Staff Report Page Six

September 11, 2018 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the approved Master Sign Plan (MSP-34174) Development Standards, the following standards apply:

"H1" – Monument Sign:			
Standards	Allowed	Provided	Compliance
Maximum Number	2 Signs on Durango Drive (640 Feet); 3 signs on El Capitan Way (820 Feet) 5 total	2 Signs on Durango Drive (640 Feet); 3 signs on El Capitan Way (820 Feet) 5 total	Y
Maximum Height	8 Feet	8 Feet	
Maximum Area (Per Sign)	30 SF	41 SF	*N
Minimum Setback	5 Feet	5 Feet	Y
Illumination	Internal illumination (fluorescent lamps); no animation.	Internal Illuminated	Y
Other	Compatible with architecture and scale of buildings	Proposed monument sign is compatible with architecture and scale of buildings	Y
	No reader board signs	To allow an electronic reader board sign	**N

* The applicant has requested a Major Amendment of an approved Master Sign Plan (MSP-34174) for an existing Shopping Center to incorporate signage for an approved convenience store that is incompatible with the approved master sign plan.

** The applicant has requested a Waiver (WVR-74211) to allow a reader board where such is not allowed for a proposed monument sign.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
El Capitan Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Durango Drive	Primary Arterial	Town Center Development Standards Manual	100	Y