



City of Las Vegas

Agenda Item No.: 89.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: PR-7354 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHICK-FIL-IA - OWNER: RESTAURANT ROW, LLC - For a possible action on a request for a Site Development Plan Review FOR A PROPOSED 80-FOOT TALL, 400 SQUARE-FOOT, ILLUMINATED BILLBOARD SIGN on 1.81 acres at 1991 North Rainbow Boulevard (APN 138-22-713-002), Limited Commercial Zone, Ward 5 (Crear) [PRJ-73498]. Staff recommends APPROVAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter

Motion made by BRENDA J. WILLIAMS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that pursuant to the Unified Development Code Title 19.08.120, freestanding signs within two hundred feet of the right-of-way line, 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 sign is located approximately 512 feet from the nearest residential property to the east and will not negatively affect the

PLANNING COMMISSION MEETING OF: JULY 10, 2018

surrounding land uses; therefore, staff recommended approval of the applicants request.

STEVE ROSENBLUM, representing the applicant, stated that they agreed with the staff report with one minor clarification. He noted the staff report showed the sign as an LED (Light-emitting Diode) display; however, it uses energy efficient internal LED illumination, which means that it uses internal LED lighting and is not animated. He reiterated that the sign completely conforms to Code.

STEVE SCHWARTZ, also representing the applicant, was present.

COMMISSIONER WILLIAMS found that the sign was consistent with other signs in the area.

CHAIR CHERRY declared the Public Hearing closed.

