



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: FEBRUARY 5, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MEADOWS OWNER, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0644-RQR1	Staff recommends DENIAL. If approved, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 248

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0644-RQR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-4807) shall be required.
2. This Special Use Permit 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 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 or ground lessee 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 is a required three-year review of an approved Special Use Permit (SUP-4807) for an existing 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane.

ISSUES

- This is the fifth Required Review of the approved Special Use Permit (SUP-4807). The three-year review was initially due in September 2022.
- A building permit was issued for the subject Off-Premise Sign on 03/25/05. The permit was finalized on 06/27/08.
- The existing Off-Premise Sign is nonconforming with respect to its location within a residential zoning district and its lack of separation from residentially zoned property. Condition Number 5 of the multi-family development (SDR-74252) approved in 2018 and now built states that the subject existing off-premise sign shall remain on the site following rezoning to R-4 (High Density Residential), thereby allowing a use not permitted in the R-4 District.

ANALYSIS

The site is zoned R-4 (High Density Residential) and had previously been zoned C-1 (Limited Commercial) at the time of Special Use Permit approval. It is located in Redevelopment Area 2 in a paved parking area adjacent to the U.S. 95 freeway.

The subject Off-Premise Sign is located on property containing an existing midrise multi-family residential development approved in 2018 and constructed in 2023. The sign is oriented toward the eastbound and westbound lanes of U.S. 95. Each face is static. There are currently no embellishments above the top of the sign.

In 2018, the subject property was rezoned from C-1 (Limited Commercial) to R-4 (High Density Residential) to accommodate a proposed midrise multi-family residential development. The R-4 zoning district (or any other standard residential zoning district) does not permit the Off-Premise Sign use. Staff had recommended removal of the existing off-premise sign in conjunction with the proposed residential development on this site so as not to create a nonconforming use or future incompatibility with residential development. However, in this case, the City Council determined through a condition of approval of the Site Development Plan Review (SDR-74252) that the sign could remain, given that it is not controlled by the landowner. No timetable was given for amortization.

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An Off-Premise Sign that is located within a zoning district that does not permit this use is considered a nonconforming use of land. Title 19.14.010 states in part that the intent of the code is to permit nonconformities to continue but not to encourage their survival. Nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts. Although staff supports these code declarations, the City Council must determine compatibility of the sign with the surrounding area and whether current conditions have changed such that the sign no longer conforms to determinations for Special Use Permits, including site suitability, site access, safety and conformance with the objectives of the General Plan.

A building permit was issued for the subject Off-Premise Sign in March 2005 and a final inspection was completed in June 2008. During a recent field check of the site, staff noted the sign faces and supporting structure were in good condition, with no graffiti or bird droppings present on the pole or ground near the sign. There are currently no embellishments on the sign.

FINDINGS (24-0644-RQR1)

Title 19.12.120(B) states that “After conducting a review, the City Council may require removal of [an Off-Premise] sign if it is demonstrated that conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in LVMC 19.16.110(L).” As stated in the previous review, due to the recent rezoning and development of the site for residential use, the subject Off-Premise Sign no longer meets Title 19.12 requirements and is now considered a nonconforming use of land. Title 19.14 states that nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts. Thus, the determinations required for approval of a Special Use Permit under Title 19.16.111(L) can no longer be affirmed. Staff therefore recommends denial of this review. If approved, a subsequent review in three years is recommended. If denied, the off-premise sign must be removed from the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/03/04	The City Council approved a Special Use Permit (SUP-4807) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane. The Planning Commission and staff recommended approval. The Off-Premise Sign was addressed as 4490 Meadows Lane.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/17/08	The City Council approved a Required Review (RQR-30360) of an approved Special Use Permit (SUP-4807) for a 51-foot high, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. The Planning Commission and staff recommended approval.
05/01/09	The Department of Planning approved a Minor Site Development Plan Review (SDR-34365) for a 5-foot by 24-foot embellishment to an existing 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane.
05/19/11	The Department of Planning approved a Minor Site Development Plan Review (SDR-41813) for a 5-foot by 24-foot embellishment to an existing 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane.
02/14/12	The Planning Commission approved a Required Review (RQR-44100) of an approved Special Use Permit (SUP-4807) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. Staff recommended approval.
04/18/12	The City Council approved General Plan Amendment (GPA-43391) to establish Redevelopment Area 2 and change the future land use designation on various parcels within this area to C (Commercial) or MXU (Mixed Use), including the subject site. The Planning Commission and staff recommended approval.
02/08/15	The City Council approved a Required Review (RQR-56792) of an approved Special Use Permit (SUP-4807) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. Staff recommended approval.
11/21/18	The City Council approved a request for a Rezoning (ZON-74250) from C-1 (Limited Commercial) to R-4 (High Density Residential) on 9.63 acres on the north side of Meadows Lane, approximately 2,120 feet west of Valley View Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-74251) to allow two proposed six-story, 72-foot tall buildings where 55 feet is the maximum height allowed on 9.63 acres on the north side of Meadows Lane, approximately 2,120 feet west of Valley View Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (VAR-74518) to allow 482 parking spaces where 528 spaces are required on 9.63 acres on the north side of Meadows Lane, approximately 2,120 feet west of Valley View Boulevard. The Planning Commission recommended approval; staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/21/18	The City Council approved a request for a Special Use Permit (SUP-74517) for a Community Center, Private (Accessory) use on the north side of Meadows Lane, approximately 2,120 feet west of Valley View Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-74252) for a proposed 280-unit multi-family residential development on 9.63 acres on the north side of Meadows Lane, approximately 2,120 feet west of Valley View Boulevard. The Planning Commission recommended approval; staff recommended denial. Condition #5 of this item states, "The existing Off-Premise Sign shall be allowed to remain."
04/12/19	A one-lot Parcel Map (PMP-75674) on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard, was recorded.
07/23/19	The Planning Commission approved a request for a Variance (VAR-76720) to allow 544 parking spaces where 597 spaces are required on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard. Staff recommended denial.
	The Planning Commission approved a request for a Major Amendment (SDR-76721) of an approved Site Development Plan Review (SDR-74252) for a five-story, 334-unit Multi-Family Residential development where a six-story, 280-unit development was approved on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard. Staff recommended denial.
09/18/19	The City Council approved a Required Review (RQR-76668) for an existing 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
12/12/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/25/05	A building permit (#05001859) was issued for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. The permit was finalized on 06/27/08.

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Related Building Permits/Business Licenses	
03/09/06	A building permit (61166) was issued for a 240V meter and main electrical service for an existing off-premise sign at 4490 Meadows Lane. A final inspection was completed 05/15/06.
10/12/21	Building permits (C20-03432 and C20-03433) were issued for multi-family mixed-use buildings at 4480 Meadows Lane. Final inspections were approved on 01/31/24 and 07/02/24.
10/13/21	A building permit (C20-03435) was issued for onsite hardscape, water and sewer, and site lighting for a multi-family residential complex at 4480 Meadows Lane. A final inspection was approved on 12/12/23.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
12/05/24	The subject sign is located within a striped parking area on the rear (north) side of the multi-family residential complex and faces the U.S. 95 freeway. The property is fenced off to non-residents. There was no evidence of graffiti on the sign or bird droppings.

Details of Application Request	
Site Area	
Net Acres	9.63

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Off-Premise Sign	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Residential, Multi-Family		
North	U.S. 95 Freeway	Right-of-Way	Right-of-Way

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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>
South	School, Primary	C-V (Civic) with SC (Service Commercial) buffer	C-V (Civic) with C-1 (Limited Commercial) buffer
East	Regional Mall	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
West	Regional Mall	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
Meadows Walkable Community Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.12.120, the following standards apply:

<i>Standards</i>	<i>Code Requirements</i>	<i>Provided</i>	<i>Compliance</i>
Location	No off-premise sign may be located within public right-of-way (ROW).	Not in public ROW; Not located within the Off-Premise Sign Exclusionary Zone.	Y

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Standards	Code Requirements	Provided	Compliance
Zoning	Permitted only in the C-1, C-2, C-M and M zoning districts, except permitted in the C-V district if the parcel is operated or controlled by an agency of local, state or federal government.	Located in the R-4 (High Density Residential) zoning district.	N*
Setback	Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	Set back approx. 28 feet from the U.S. 95 ROW. Not near an intersection.	Y
Area	No off-premise sign shall have a surface area greater than 672 SF, except that an embellishment 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.	Each display face contains 672 SF. No embellishment above the sign.	Y
Height	No taller than 40 feet from grade at the point of construction; may be raised a maximum of 30 feet above an adjacent elevated freeway or to 55 feet if a significant portion of the display surface is obscured from view from the travel lanes of the freeway.	51 feet from grade to top of the sign	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

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Standards	Code Requirements	Provided	Compliance
Distance Separation	At least 750 feet to another off-premise sign along freeway frontage or at least 300 feet to another off-premise Sign (if not freeway)	Approximately 750 feet to the nearest off-premise sign along U.S. 95	Y
	At least 300 feet to the nearest property line of a lot in any "R" or "U" zoned districts.	On property zoned R-4	N***
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, detached from any other structures and located on property with only commercial uses.	N*

*Condition #5 of SDR-74252 allowed the existing off-premise sign to remain on the same property as a residential use on property zoned R-4.

**The City Council approved the sign at a height of 51 feet through Special Use Permit (SUP-4807), pursuant to Title 19 provisions allowing off-premise signs to be raised to a maximum height of 55 feet if a significant portion of the display surface at a height of 40 feet would be obscured from the travel lanes of the freeway to which it is oriented.

***The subject off-premise sign was approved and erected prior to the Rezoning of the protected property to R-4.