



Memorandum

Date: April 18, 2016
To: Mayor and City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Alternate Ordinance for introduction with zoning case Z16-012, 60 S. Country Club Drive

Zoning case Z16-012 is for a rezoning and site plan for property at the northwest corner of Country Club Drive and 1st Avenue, 60 S. Country Club Drive. The case comes to you with a recommendation of approval from both staff and the Planning and Zoning Board.

One of the standard requirements contained in the Zoning Ordinance is that when a property is rezoned all signs must be brought into conformance. With that understanding, the applicant for this case has shown on their site plan that the existing pole sign will be removed. Staff reinforced this ordinance requirement with a case stipulation, #4.b. That stipulation requires the sign to be removed and specifies what the ordinance allows for new signage.

On further review and consideration by the property owner, they may want to keep the existing sign. This could be accomplished through application to the Board of Adjustment for a Special Use Permit for a Comprehensive Sign Plan. If the stipulation is in the ordinance requiring removal of the sign, it would not allow for the request to the Board of Adjustment.

The revised ordinance removes this stipulation requiring removal of the sign. The removal will still be required by the Zoning Ordinance, but will allow the applicant to apply for a SUP should they choose to do so.

The options before the Council are to select one of the two ordinances for introduction or both. Staff recommends introduction of the revised ordinance eliminating the stipulation requiring removal of the sign.