



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: August 18, 2008
Subject: A **MOTION** to consider the decision of the Zoning Hearing Officer to approve sign variances to the real estate sign size requirements and the use of a prohibited trailer sign in the B-1 District for the subject property at 301 Regency Park Drive for Miles Properties.

List of committees that have reviewed: The Community Development Committee reviewed and unanimously concurred with the Zoning Hearing Officer's decision to approve the sign variances to the City's real estate sign size requirements to allow the use of a prohibited trailer sign at 301 Regency Park Drive for Miles Properties. The City Council has 21 days right-of-review on the decisions, which would end on August 19, 2008. The full Council must vote to allow the variances on the trailer sign at the Council meeting.

Background: The Zoning Hearing Officer ruled to approve the trailer sign for ZHO2008-18, a petition requesting sign variances to the real estate sign requirements and the use of a prohibited trailer. The subject property is zoned "B-1" Community Business District. The applicant requested a sign variance to the real estate sign to allow for a 360 sq ft trailer sign. The ordinance allows a maximum 32 sq ft for a real estate sign and prohibits the use of trailer signs. Therefore, the petitioner is requesting a variance to allow the trailer sign and real estate banner sign as described above. The ZHO granted the sign variance for the trailer sign with the following conditions:

- 1) The trailer be secured in its location by straps or other means, approved by the building official, for wind load to prevent movement.
- 2) The trailer signage shall not exceed 360 sq. ft for each of the two sides of the trailer for a total of 720 square feet of signage.
- 3) Temporary signs are approved only to appear for a period of six months, which may be extended at the discretion of the City for an additional six month time period upon written request.
- 4) That the signs be substantially similar to those submitted to the hearing officer and depicted in the application materials.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends the Council vote by MOTION to re-affirm the ZHO's decision to approve the trailer sign and real estate banner for Miles Properties.