



Planning Commission Agenda Item

Meeting Date: 7/9/24
From: Josh White, Principal Planner
Item: 2113 N Summit Conditional Use Permit

Purpose: Consider the advisability of granting a conditional use permit to allow an off-premises billboard sign in a C-3, General Commercial District located at 2113 N Summit Street.
(Roll Call)

Background:

The subject property is located at 2113 N Summit Street. The surrounding area is comprised of commercial uses. The property consists of approximately 0.36 acres. The applicant has submitted the request for a conditional use permit for an off-premises billboard sign. In the C-3 District this use is only permitted with a conditional use permit. Staff do have some concerns but having a Conditional Use Permit as a requirement for the proposed use alleviates some of the concerns. Assuming the issues can be mitigated by requiring certain conditions, it is the recommendation of staff that the conditional use permit be approved based on the following conclusions:

- The sign is in a commercial area that would allow this use with conditions.
- The sign is not near any residential uses.
- The sign does not require any additional infrastructure.

Recommended Conditions:

- The sign must meet the requirements of Zoning Regulations Section 27-13 (attached).
- The base of the sign shall be protected with bollards or other high visibility barriers at its base.

At the June meeting a public hearing was held. At the close of the public hearing this item was tabled to gather additional public input. Staff created a poll using Google Forms and posted the link on Facebook. Staff will present the findings from that poll at the meeting but at the writing of this action item, responses were overwhelmingly opposed to the request. Since the June meeting, staff also received numerous phone calls and messages expressing opposition to the request. While staff still feels factually that this proposal could be approved, we also recognize that the sentiment of the community is also appropriate to follow. We also suggest changes to the regulations for off-premise billboard signs at a future meeting.

While the Planning Commission can certainly open the hearing again for additional comment, it is not required.

Action:

Hear staff update, optionally reopen public hearing, then make a motion to recommend the City Commission approve/disapprove the request for a conditional use permit to allow an off-premises billboard sign in a C-3, General Commercial District located at 2113 N Summit Street.

Attachments:

Staff report

Presentation Link: <https://arcg.is/0G99Sr>