

**Planning & Zoning Commission Meeting
Staff Report**

ACTION ITEM: Special Use Permit for 1997 E. Jackson Blvd. for an oversized attached sign for the Riverside Regional Library

APPLICANT: Greg Schwab

APPLICANT STATUS: Property Renter

PURPOSE: Install an attached sign visible from E. Jackson Blvd.

SIZE: 12' x 8'

PRESENT USES: Church

PROPOSED USE: Church

SURROUNDING LAND USE: North, East & West: C-2 General Commercial; South – R-4 General Residential

HISTORY: This location has previously been several commercial businesses, including the former Walmart location.

TRANSPORTATION AND PARKING: All required street access and parking currently exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

1998 COMPREHENSIVE PLAN: Commercial use

FLOODPLAIN INFORMATION: This property is not in a 100-year flood zone as determined by FEMA map panel 29031C0232E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The building is located approximately 300' from the front property line.

COMMENTS: An existing sign on the building for Regional Library is 14' x 8'.

ACTION REQUIRED: The Commission shall approve or deny this request. A public hearing at this level is optional.